



44 King George Crescent, Rushall,
Walsall, WS4 1EG

Offers in Excess of £200,000

Rushall

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Set in a popular residential location, within easy reach of amenities, schools and transport links this semi-detached house would make an ideal purchase for a first-time buyer or young family alike and an early viewing is highly recommended.

Internal inspection reveals a welcoming entrance hallway with stairs to the first floor and access to under-stairs storage cupboard, light and airy lounge with bow window to the front elevation and separate dining room with access to built in cupboard and double doors leading into the kitchen which features a range of fitted units, integrated fridge, freezer, oven and hob, plumbing for a washing machine and French windows leading into the rear garden.

To the first floor there are three bedrooms - two doubles and a single - and the bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally, the rear garden is predominantly paved and there is an attractive, block paved, gated driveway to the front of the property.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 19th December 2024

Property Specification

Porch

Hall

Lounge - 3.64m (11'11") x 3.01m (9'11")

Dining Room - 4.80m (15'9") max x 3.04m (10')

Kitchen - 4.40m (14'5") x 1.96m (6'5")

Bedroom 1 - 3.64m (11'11") x 2.83m (9'3")

Bedroom 2 - 3.05m (10') x 2.43m (8')

Bedroom 3 - 2.80m (9'2") x 1.88m (6'2")

Bathroom - 2.28m (7'6") x 2.13m (7')

Viewer's Note:

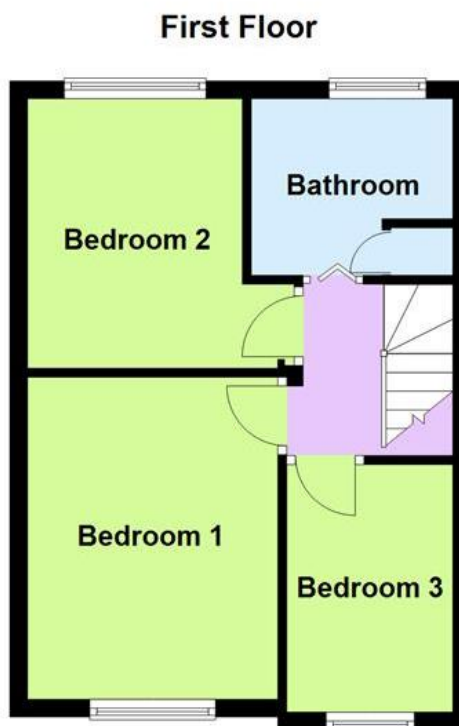
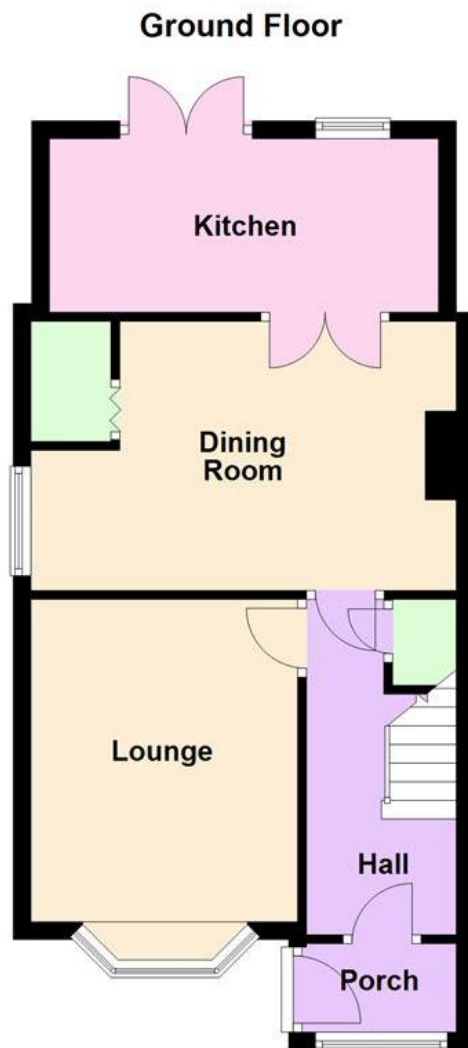
Services connected: Gas, Water, Electric & Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

