



6 Balmoral Close, Rushall,
Walsall, WS4 1QX

Offers in the Region Of £210,000

Rushall

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Paul Carr Estate Agents are delighted to offer for sale this well presented three-bedroom traditional style terrace property.

Situated in a much sought after residential location, the property briefly comprises three bedrooms, pleasant lounge, fitted kitchen, ground floor wc, family shower room and separate wc.

The property further benefits from rear garden and driveway and is offered for sale with the advantage of no upward chain.





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: 21st January 2025

Property Specification

Lounge - 18' 5" max x 11' 1" max
 (5.61m max x 3.37m max)

Fitted Kitchen - 13' 5" max x 9' 10" max
 (4.09m max x 2.99m max)

Guest Cloakroom & WC

Bedroom One - 13' 1" max x 9' 7" max
 (3.99m max x 2.93m max)

Bedroom Two - 12' 8" x 9' 0"
 (3.85m x 2.75m)

Bedroom Three - 8' 8" x 6' 10"
 (2.65m x 2.08m)

Shower Room

Separate WC

Viewer's Note:

Services connected: Gas, Electric, Drainage & Water

Council tax band: A

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		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(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

