



34 Bickley Road, Rushall,
Walsall, WS4 1JF

Offers in Excess of £170,000

Rushall

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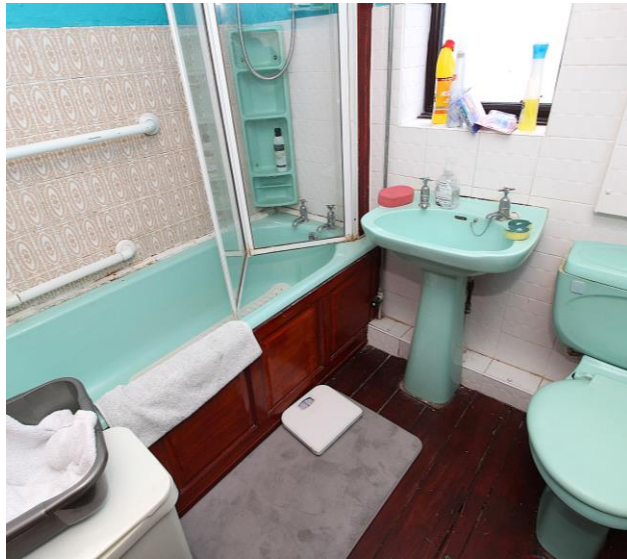
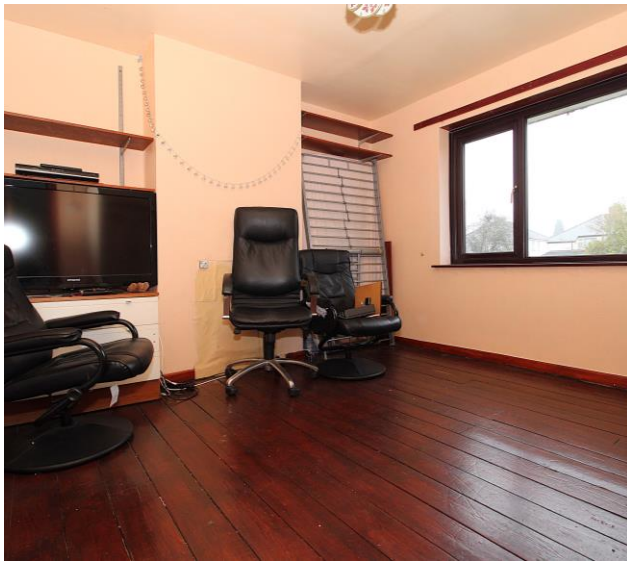
Set within easy reach of schools and amenities and offered for sale with no onward chain, this well-proportioned semi-detached house provides excellent scope for modernisation/improvement with an internal viewing essential to fully appreciate the potential of the property on offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor and access to useful under-stairs storage cupboard, dining room with window to the front elevation, generous living room with bifold doors to the rear garden and well-appointed kitchen which features a range of fitted units, integrated fridge, microwave, oven and hob, plumbing for a washing machine and access to rear lobby with storage space and guest WC off.

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

Externally, the good-sized rear garden is laid mainly to lawn and there is off-road parking to the front of the property.





Property Specification

Lounge - 4.48m (14'8") x 3.42m (11'2")

Dining Room - 3.52m (11'7") x 3.04m (10')

Kitchen - 3.73m (12'3") max x 2.88m (9'5") max

WC

Bedroom 1 - 3.52m (11'7") x 3.42m (11'2")

Bedroom 2 - 3.52m (11'7") x 3.04m (10')

Bedroom 3 - 2.72m (8'11") x 2.42m (7'11")

Bathroom - 2.08m (6'10") x 1.70m (5'7")

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: 23rd January 2025

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

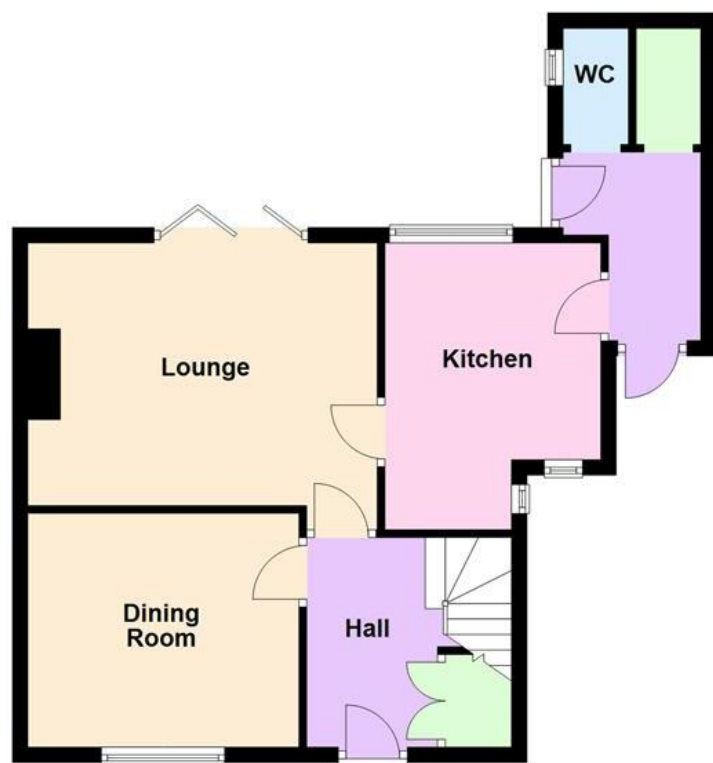
Council tax band: B

Tenure: Freehold

Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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

