



73 Chatsworth Crescent, Rushall,
Walsall, WS4 1QZ

Offers in Excess of £175,000

Rushall

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Set in a popular residential location, within easy reach of amenities, schools and transport links and offered for sale with no onward chain, this semi-detached dormer-style property offers neatly presented accommodation with an internal viewing highly recommended to appreciate the potential of the property on offer.

Internal inspection reveals a welcoming porch which leads into the hall with stairs to the first floor, light and airy lounge with window to the front elevation and feature fireplace, separate dining room, kitchen with wall/base units, integrated oven and hob, plumbing for a washing machine and access to side verandah. An inner lobby gives access to the superb shower room, separate WC and useful under-stairs storage cupboard.

To the first floor there is a cupboard housing the central heating boiler and two generous double bedrooms.

Externally, there is a good sized and neatly maintained rear garden which has lawn and block paved areas along with a selection of plants and access to useful storage room and there is block paved driveway to the front of the property.





Property Specification

Porch -	1.86m (6'1") x 0.86m (2'10")
Hall -	2.72m (8'11") x 0.90m (2'11")
Lounge -	4.52m (14'10") x 3.10m (10'2") max
Dining Room -	3.72m (12'2") x 3.02m (9'11")
Kitchen -	2.83m (9'3") x 1.67m (5'6")
Verandah -	1.98m (6'6") x 1.30m (4'3")
Bedroom 1 -	4.38m (14'4") max x 3.02m (9'11") max
Bedroom 2 -	3.55m (11'8") x 3.10m (10'2")
Shower Room -	1.67m (5'6") x 1.48m (4'10")
WC -	1.67m (5'6") x 0.81m (2'8")

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 February 2025

Viewer's Note:

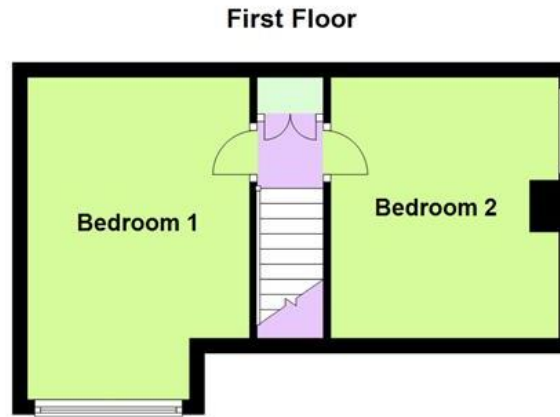
Services connected: Gas, Water, Electric & Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

