



136 Barns Lane, Rushall,  
Walsall, WS4 1HF

Offers in Excess of £190,000



# Rushall

Offers in Excess of £190,000



For sale is a charming terraced house that boasts well-presented accommodation throughout. Ideal for first-time buyers and families alike, it offers a generous layout with three bedrooms, one ground floor shower room, two reception rooms, and a kitchen.

The property comprises three well-proportioned bedrooms; two spacious doubles and a single bedroom which benefits from a WC/storage room off. This feature adds a touch of practicality and can significantly aid in creating a well-organised living environment.

The bathroom is conveniently situated on the ground floor and has been designed as a shower room. The kitchen is fitted with a range of units and comes equipped with an integrated fridge freezer, an integrated oven and hob, and plumbing for a washing machine, catering to all your culinary needs.

The two reception rooms add to the charm of this home. The first reception room exudes a sense of warmth and comfort with a feature fireplace. The second reception room presents an open layout, flowing seamlessly into the kitchen. It also boasts of a log burner and French windows that open out to the garden, creating a bright and airy living space that facilitates indoor-outdoor living.

The location of this property is a significant advantage, sitting within proximity to local amenities and schools. Those with families will not only appreciate the space but also the convenience that this location provides. This terraced house is more than just a property; it offers a lifestyle of comfort, convenience, and charm.

Don't miss out on this opportunity to own a home that is perfect for creating beautiful memories.





## Property Specification

### Lounge

3.70m (12'2") x 3.64m (11'11")

### Dining / Sitting Room

3.70m (12'2") x 3.64m (11'11")

### Kitchen

4.06m (13'4") x 2.29m (7'6") max

### Shower Room

2.48m (8'2") x 1.90m (6'3")

### Landing

### Bedroom 1

3.70m (12'2") x 3.64m (11'11")

### Bedroom 2

3.70m (12'2") x 2.58m (8'6")

### Bedroom 3

2.65m (8'8") x 2.33m (7'8") max

### WC / Storage

### 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: 5th March 2025

### Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

