



Rushwood Close,  
Walsall, WS4 2HS

Offers in the Region Of £425,000



# Walsall

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4  2  2 

Presenting for sale this four-bedroom detached house, in a highly sought-after location. This property offering an opportunity for families seeking the perfect home.

As you step into the property, you are welcomed by a spacious reception room. This ideal space for relaxation and entertainment seamlessly connects to the main features of the house, creating a delightful flow throughout the property. The property features four generously sized bedrooms, providing plenty of space for all members of the family.

The house is situated in easy reach of local amenities, the property ensures everything you need is just a short distance away. In summary, this property provides an excellent opportunity to acquire a substantial family home in a prime location. Viewing is highly recommended to truly appreciate what this home has to offer.







## Property Specification

### Hallway

Lounge 22' 10" x 11' 9" (6.96m x 3.59m)

Conservatory 9' 9" x 8' 3" (2.96m x 2.52m)

Fitted Kitchen 12' 7" x 9' 5" (3.83m x 2.88m)

Utility Room 9' 5" x 4' 11" (2.87m x 1.50m)

Bedroom One 12' 0" x 11' 2" (3.66m x 3.40m)

### En-Suite Shower Room

Bedroom Two 12' 0" x 11' 5" (3.66m x 3.48m)

Bedroom Three 11' 6" x 9' 5" (3.50m x 2.87m)

Bedroom Four 11' 1" x 9' 7" (3.39m x 2.92m)

### Family Bathroom



### **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: 7th March 2025

### **Viewer's Note:**

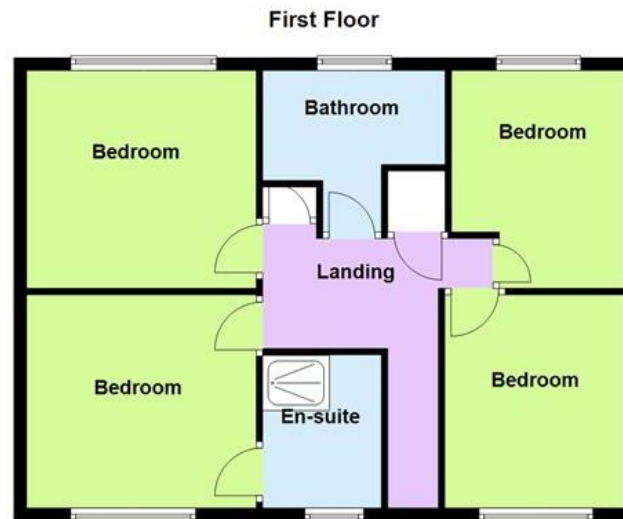
Services connected: Gas, Electric, Drainage and Water

Council tax band: E

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>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	68	
(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

