



Queens Road, Rushall  
Walsall, WS4 1HP

Offers in the Region Of £280,000



# Rushall

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For sale is this well-presented semi-detached house, boasting a desirable layout situated in a popular location and offering excellent scope for extension (STPP/BRegs).

Benefiting from excellent public transport links, access to local amenities, and nearby schools, the property is ideally positioned for first-time buyers and families alike. The house is in good condition throughout, boasting beautifully presented accommodation comprising, in brief, three bedrooms, a bathroom, a reception room and a kitchen.

The generously proportioned bedrooms include two double rooms and a single bedroom, which benefits from a built-in cupboard for additional storage. The bathroom is well-appointed with fitted units and features a bath with an electric shower over. The reception room is a bright and welcoming space, courtesy of the bow window that lets in an abundance of natural light. The room is further enhanced by the presence of a charming fireplace, adding a touch of warmth and character.

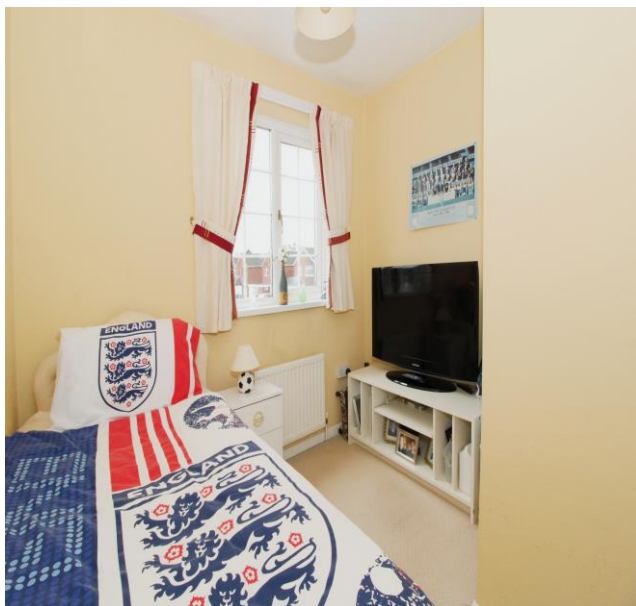
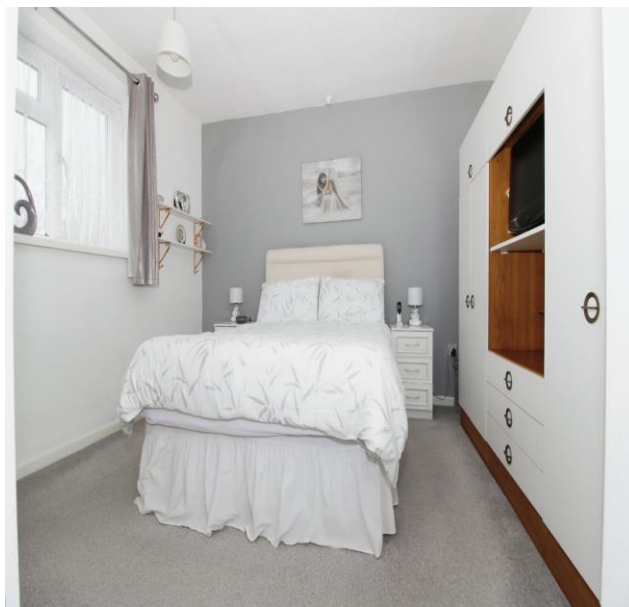
The kitchen / diner is a functional and well-designed space, featuring a range of fitted units, plumbing for a washing machine, an electric cooker point, and ample room for a table.

This house also has the added benefit of a guest WC and a rear lobby that presents potential for a utility area, with useful storage space beyond.

This home includes driveway parking with access to a large garage, which will undoubtedly appeal to many prospective buyers.

This property blends practicality and style in a way that makes it a truly attractive proposition. An early viewing is highly recommended to fully appreciate what this house has to offer.





## Property Specification

### Hall

### Lounge

4.00m (13'2") x 3.95m (12'11")

### Kitchen / Diner

4.00m (13'2") x 3.19m (10'6")

### WC

### Rear Lobby / Potential Utility

3.02m (9'11") x 2.12m (6'11")

### Storage

3.89m (12'9") x 1.73m (5'8")

### Generous Side Garage

5.33m (17'6") x 4.48m (14'8")

### Landing

### Bedroom 1

3.68m (12'1") x 3.10m (10'2")

### Bedroom 2

3.46m (11'4") x 3.10m (10'2")

### Bedroom 3

2.72m (8'11") x 2.71m (8'11")

### Bathroom

2.71m (8'11") x 1.68m (5'6")

### 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:

### Viewer's Note:

Services connected: Gas, electricity, water and 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

**New  
Instruction  
Awaiting  
E.P.C.**

Map Location

