



Kings Road, Rushall
Walsall, WS4 1JB

Offers in the Region Of £250,000

Rushall

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We are delighted to present this end of terrace house for sale, brimming with potential and ideally positioned with excellent public transport links, local amenities, and nearby schools. This property is a fantastic opportunity for first-time buyers, families, and developers alike due to its excellent potential for extension or development, subject to planning permissions and building regulations. The property requires modernisation, offering a unique chance to shape and style it to your own taste.

The accommodation comprises three bedrooms, two of which are spacious double rooms, with the third being a well-proportioned single. There is one reception room, boasting a charming bay window that floods the room with natural light. The kitchen is equipped with an integrated double oven and a gas hob with extractor, alongside access to a useful utility, WC and shower area. The kitchen also doubles as a breakfast room, perfect for those busy mornings. Outdoors, the property benefits from a private garden, an essential space for families and keen gardeners.

There is also the added advantage of private parking and a single garage, a coveted feature in this area. In conclusion, this house offers a remarkable opportunity for those looking to invest in a project and create their perfect home. This property's potential, combined with its desirable location and unique features, make it a must-see on your property search.





Property Specification

WELL-PROPORTIONED END-TERRACE
AMENITIES, SCHOOLS AND TRANSPORT LINKS NEARBY
POTENTIAL FOR EXTENSION / DEVELOPMENT
(STPP/BREGS)
LIGHT AND AIRY LIVING ROOM
WELL APPOINTED BREAKFAST KITCHEN

Hall

Lounge

3.87m (12'8") plus bay x 3.85m (12'8")

Kitchen/Diner

5.81m (19'1") x 3.43m (11'3") max

Utility Room

3.36m (11') x 3.15m (10'4")

WC & Shower Space

Landing

Bedroom 1

3.77m (12'5") x 3.15m (10'4") plus bay

Bedroom 2

3.77m (12'4") x 2.95m (9'8") to wardrobe front

Bedroom 3

2.68m (8'9") x 2.56m (8'5")

Bathroom

1.99m (6'6") x 1.82m (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: 28th March 2025

Viewer's Note:

Services connected: Gas, Electricity, Water & 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

