



4 Rushwood Close,
Walsall, WS4 2HS

Offers Over £400,000

Walsall

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We are delighted to present this beautiful detached house available for purchase. Located in a sought-after area with excellent public transport links and local amenities, this property is ideally suited for families and has the added benefit of being near the wonderful Walsall Arboretum.

The property boasts four bedrooms, two bathrooms, two reception rooms, and a kitchen.

The master bedroom is a generous double with an en-suite shower room. The second, third and fourth bedrooms are also doubles, with bedroom four having a suite of fitted wardrobes. The first bathroom is a refitted with a modern white suite with a bath and an overhead shower, while the second bathroom is an en-suite shower room to the master bedroom.

The fabulous kitchen is equipped with a range of modern fitted units, an integrated double oven, an induction hob with extractor over, and an integrated dishwasher.

The first reception room, accessed from the hall, is a generous, dual aspect living room with door out to the rear garden. The second reception room, also with access to the garden, is a light and airy open-plan dining/sunroom with large windows that offer a beautiful garden view.

In addition, this property features convenient elements such as driveway parking equipped with EV charging, a single garage with plumbing for washing machine and dryer, a guest WC off the hall, cleverly designed under-stairs storage, and a lovely garden.

This house is truly a perfect family home offering comfort, convenience, and a touch of luxury.





Property Specification

Porch

Hall

WC

Living Room - 6.96m (22'10") x 3.60m (11'10")

Dining Room - 3.80m (12'5") max x 2.93m (9'7")

Sunroom - 2.82m (9'3") x 2.63m (8'8")

Kitchen - 3.10m (10'2") x 2.86m (9'5")

Garage - 4.93m (16'2") max x 2.93m (9'7") max/2.28m (7'6") min

Bedroom 1 - 3.65m (12') x 3.38m (11'1")

Ensuite - 2.43m (8') x 1.90m (6'3")

Bedroom 2 - 3.65m (12') x 3.49m (11'5")

Bedroom 3 - 3.38m (11'1") x 2.86m (9'5")

Bedroom 4 - 3.49m (11'5") max x 2.86m (9'5") max into wardrobes

Bathroom - 2.93m (9'7") x 2.51m (8'3") max

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:

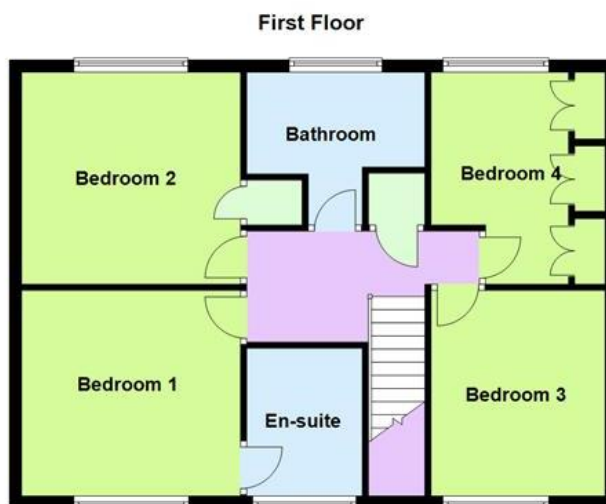
Services connected: Gas, Water, Electric & Drainage

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+) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

