



61 Rutland Crescent,
Walsall, WS9 8JW

Offers in the Region Of £260,000

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Enclosed porch - Having leaded double-glazed window to fore and side elevation and door leading to -

Hallway - Having ceiling light point, radiator, stairs off to first floor landing and door leading to -

Lounge/Diner - Having double glazed window to fore, two radiators, two ceiling light points, three wall light points, electric fireplace and double-glazed sliding door to garden -

Kitchen - Having under stairs storage cupboard, radiator, range of wall and base cupboard units, double glazed window to rear and side elevation, one and half bowl sink with drainer mixer tap over, space for gas cooker and ceiling light point

Lean to - Having ceiling light point, door leading to front and rear of the property, radiator and door leading to -

Downstairs shower room - Having shower cubicle with electric shower, low flush WC, obscure double-glazed window to rear and heated towel rail

Garage - Having two ceiling light points and up and over door

First floor landing - Having ceiling light point, storage cupboard housing boiler and doors leading off to

Bedroom one - Having two double-glazed windows to fore and side elevation, over stair storage cupboard, radiator and ceiling light point

Bedroom two - Having double-glazed window to fore, over stair storage cupboard, radiator and ceiling light point Bedroom three - Having window to rear, radiator and ceiling light point

Bathroom - Having bath with electric shower over, vanity wash hand basin, radiator, down lighters and obscure double-glazed window to side elevation WC Having low flush WC, radiator, ceiling light point and obscure double-glazed window to rear

Outside - Having low level surrounding walls with grass frontage and driveway leading to garage. Slabbed patio area to the rear leading on to lawn with boundary fencing.





Property Specification

Enclosed Porch

Entrance Hallway

Lounge/Diner - 18' 4" x 11' 1" (5.58m x 3.38m)

Kitchen - 10' 9" x 12' 1" (3.27m x 3.68m)

Lean to

Downstairs Shower Room -
7' 9" x 3' 7" (2.36m x 1.09m)

First Floor Landing

Bedroom One - 12' 6" x 9' 2" (3.81m x 2.79m)

Bedroom Two - 10' 3" x 11' 2" (3.12m x 3.40m)

Bedroom Three - 7' 9" x 8' 2" (2.36m x 2.49m)

Bathroom - 5' 5" x 4' 2" (1.65m x 1.27m)

WC

Garage - 18' 0" x 8' 5" (5.48m x 2.56m)

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: 29th April 2025

Viewer's Note:

Services connected: Gas, Water, Electric & 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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

