



New Street, Rushall
Walsall, WS4 1JQ

Offers in Excess of £250,000

Rushall

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For sale is a superb semi-detached house, perfect for first-time buyers or young families alike. This desirable property offers a generous living space with two reception rooms, three bedrooms, and a single bathroom.

The property showcases two spacious double bedrooms and an additional single bedroom, offering ample living and resting space for all residents. Both double bedrooms are well-proportioned, and the single room is ideal for a nursery, children's bedroom or guest room. The well-appointed bathroom features a white suite and a bath with a shower over it, ensuring a comfortable and relaxing environment.

The house also includes an attractively appointed kitchen equipped with a range of fitted units, plumbing for a washer, space for a tumble dryer, and an integrated oven and hob. The kitchen further benefits from direct access to the rear garden, which is just perfect for family barbecues or a calm morning coffee. The kitchen further benefits from direct access to the rear garden, which is just perfect for family barbecues or a calm morning coffee. The house boasts two reception rooms. The first is a light and airy lounge with a large window to the front, providing a bright and welcoming space for relaxation. The second reception room is a handy breakfast room, which further offers access to a study or hobby room.

The outside of the property holds its own charm with off-road parking and a neatly maintained garden with generous storage space, providing a perfect setting for outdoor activities.

Located close to public transport links, local amenities and nearby schools, this house is ideally situated for convenience and is offered for sale with no onward chain. This is a home ready to be filled with memories - don't miss out on this fantastic opportunity!



Property Specification

FABULOUS, EXTENDED, SEMI-DETACHED HOUSE
VERY WELL-PRESENTED ACCOMMODATION
LIGHT AND AIRY LIVING ROOM
BREAKFAST ROOM WITH STUDY / HOBBY ROOM OFF
BEAUTIFULLY APPOINTED KITCHEN

Hall

Lounge

4.56m (15') x 3.86m (12'8") max

Breakfast Room

2.46m (8'1") x 2.28m (7'6")

Study / Hobby Room

2.38m (7'10") x 2.28m (7'6")

Kitchen

3.51m (11'6") x 2.70m (8'10")

Landing

Bedroom 1

3.29m (10'10") x 2.99m (9'10")

Bedroom 2

3.59m (11'9") x 2.47m (8'1") plus recess to door

Bedroom 3

2.32m (7'7") x 2.09m (6'10")

Bathroom

2.26m (7'5") x 1.72m (5'8")

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: 16th May 2025

Viewer's Note:

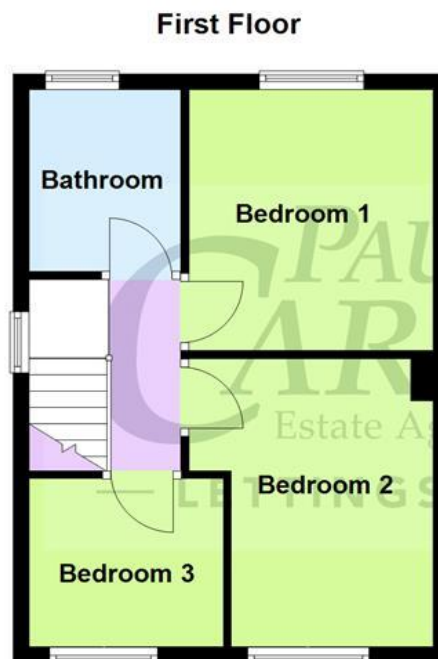
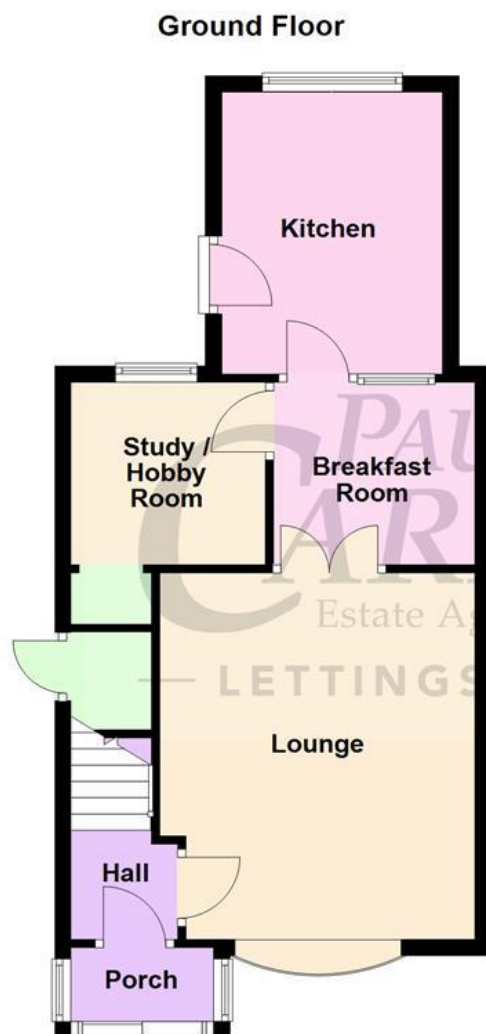
Services connected: Gas, Electricity, Water & Drainage

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map Location

