



**53 King George Crescent, Rushall,
Walsall, WS4 1EF**

Offers in the Region Of £185,000

Rushall

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Presenting an excellent opportunity for first time buyers and investors, this two-bedroom semi-detached house is offered for sale with no upward chain. Boasting a generously sized driveway, this property is conveniently situated within easy reach of public transport links, reputable schools, and a variety of local amenities.

The accommodation comprises a spacious double reception room ideal for relaxing or entertaining guests, and a separate kitchen that is in need of modernisation—offering scope for the prospective purchaser to design a culinary space perfectly suited to their tastes and requirements.

Upstairs, the property features two well-proportioned double bedrooms, providing comfortable sleeping space with potential for additional storage or study areas. The family bathroom is complemented by natural light, with ample space to further enhance and update to contemporary standards.

Externally, the property includes a driveway, ensuring convenient off-road parking. Ideal for those seeking a project, this house provides scope to refurbish and add significant value. The excellent location further ensures appeal for families and professionals alike, with superb transport links facilitating effortless commuting and a host of schools and amenities nearby.

Arrange an early inspection to fully appreciate the scope and possibilities this property offers. This is a rare opportunity to acquire a semi-detached home with immense potential in a highly sought-after location.





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:

Property Specification

Porch

Hall

Lounge

13' 10" max x 12' 9" max (4.22m x 3.88m)

Kitchen Diner

16' 1" x 9' 8" (4.90m x 2.95m)

Bedroom One

16' 1" max x 10' 9" (4.90m max x 3.27m)

Bedroom Two

12' 10" x 8' 11" (3.91m x 2.72m)

Family Bathroom

Viewer's Note:

Services connected: Gas, Electric, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

