



Springfields, Rushall
Walsall, WS4 1JX

Offers in the Region Of £265,000

Rushall

Offers in the Region Of £265,000

3



1



2



Paul Carr Estate Agents are delighted to offer for sale this beautifully presented, extended semi-detached, chalet style house, ideally situated within easy reach of public transport links, nearby schools, and a variety of local amenities and offered for sale with no onward chain.

This impressive property offers generous off-road parking to the front and a neatly maintained garden, providing a welcoming approach and ideal outdoor space for relaxation or family activities.

The ground floor features two excellent reception rooms, including a light and airy lounge adorned with a charming wood burner and double doors opening directly to the kitchen, creating an inviting space for both entertaining and everyday living. The second reception room offers a flexible family / playroom with convenient access to the kitchen, perfect for growing families or those seeking extra versatile living space.

At the heart of the home lies a stunning kitchen / diner, equipped with a comprehensive range of fitted units, an integrated dishwasher and washing machine, as well as a modern oven and hob with extractor over. Ample space remains for dining, making this kitchen ideal for both family meals and entertaining guests.

The property further benefits from a ground floor shower room, featuring a walk-in shower cubicle, WC and wash basin for added convenience.

Three generous double bedrooms complete the accommodation, each offering comfortable and flexible living arrangements and there is a useful WC accessed from the landing.

This home combines practical features, excellent presentation, and a highly sought-after location, making it a superb opportunity for a variety of purchasers. Early viewing is highly recommended to fully appreciate all that this property has to offer.





Property Specification

Hall

Living Room 4.64m (15'3") x 3.08m (10'1") max

Family / Play Room
3.68m (12'1") x 3.02m (9'11")

Kitchen / Diner
5.57m (18'3") max x 5.00m (16'5") plus recess

Shower Room

Landing

Bedroom 1 4.36m (14'4") max x 3.02m (9'11")

Bedroom 2 3.61m (11'10") x 3.08m (10'1")

Bedroom 3 3.40m (11'2") x 2.65m (8'8")

WC

Viewer's Note

Services connected: Gas, electricity, water and drainage.

Council tax band: B

Tenure: Freehold

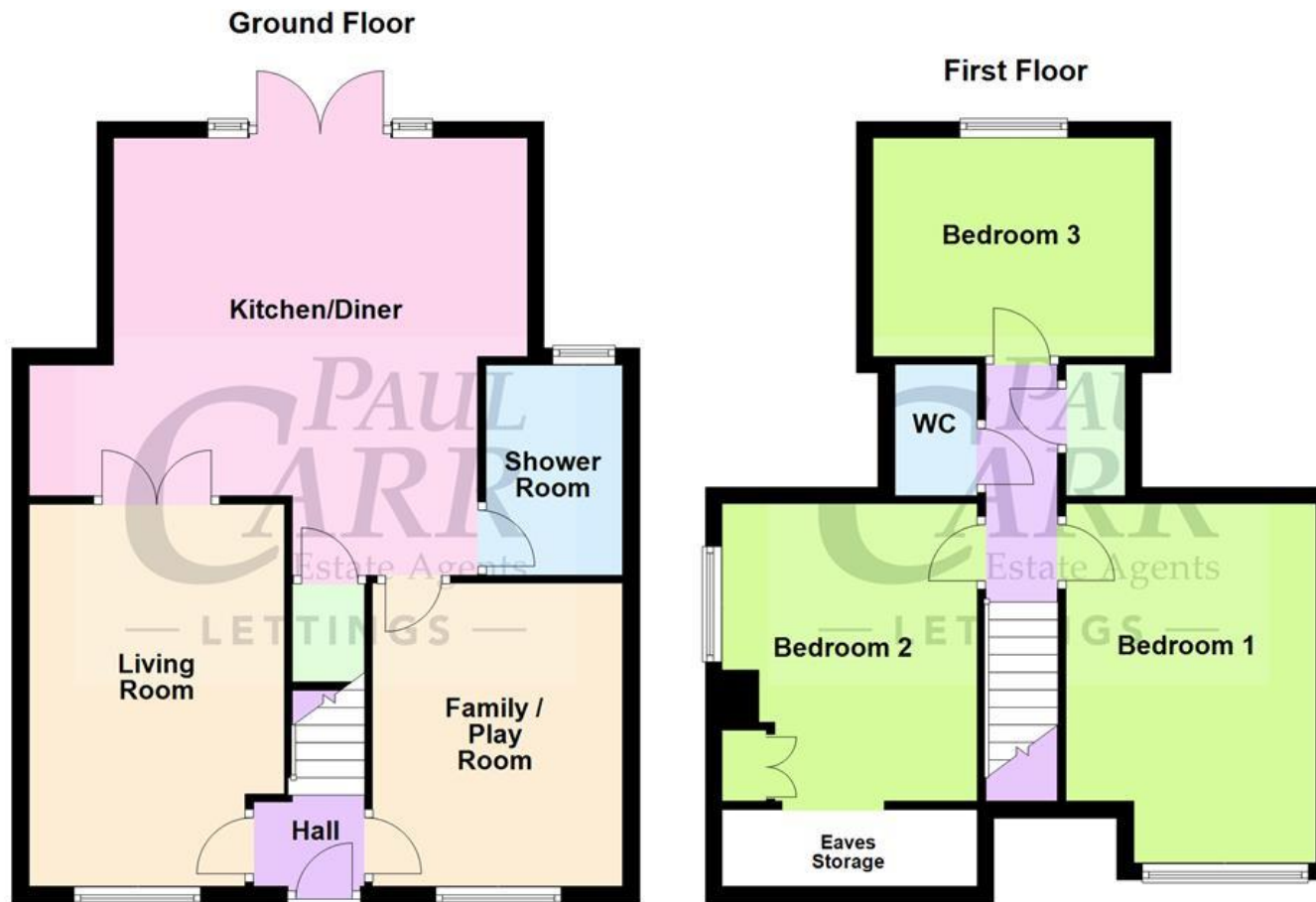
Agent's Note

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: 26th August 2025

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	76
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

