



Daw End Lane, Rushall
Walsall, WS4 1LD

Offers in the Region Of £215,000

Rushall

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Presenting this thoughtfully designed end of terrace house, located at Daw End Lane - a popular area benefiting from excellent public transport links, nearby schools, and convenient local amenities.

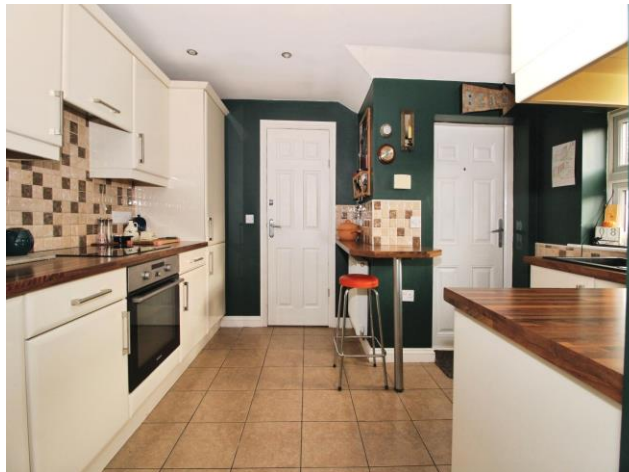
The property offers neatly presented accommodation across multiple levels, ideal for modern living. As you enter, you are welcomed by a dual aspect living room, boasting ample natural light through windows to the front and side. Adjacent lies a cosy sitting room with direct access to the stairs, providing a comfortable space to relax and unwind.

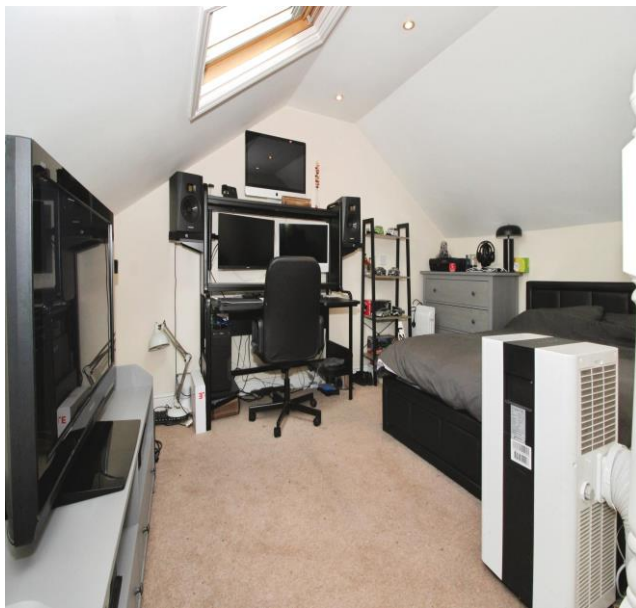
The well-appointed kitchen features a range of fitted units, a breakfast bar, integrated fridge / freezer, and plumbing for a washing machine. A door from the kitchen opens out to the garden, while the kitchen also offers convenient access to the ground floor bathroom, which includes a WC, wash basin, and bath.

Two spacious double bedrooms await, with one situated on the first floor and the other on the second floor, perfect for families or guests. A first-floor shower room comprises a WC, wash basin, and separate shower cubicle.

Additional features include a useful first floor study or storage space with stairs to second floor, two brick-built storage spaces accessed via the garden, gated off-road parking and good-sized garden space to the side, ideal for entertaining or relaxing outdoors.

This property combines practical features with comfortable, light-filled interiors, making it a wonderful opportunity for a variety of buyers keen to settle in a sought-after location. Early viewing is highly recommended.





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

Front Reception Room
3.62m (11'11") x 3.44m (11'3")

Rear Reception Room
3.74m (12'3") x 3.62m (11'11")

Breakfast Kitchen
3.62m (11'11") max x 2.98m (9'9") max

Bathroom
2.04m (6'8") x 1.81m (5'11")

First Floor

Bedroom 1
3.62m (11'11") x 3.44m (11'3")

Study / Storage Area
3.62m (11'11") x 3.14m (10'4")

Shower Room
3.62m (11'11") x 1.50m (4'11")

Second Floor

Loft Bedroom
4.12m (13'6") x 3.62m (11'11")

Viewer's Note:

Services connected:	Gas, electricity, water and drainage.
Council tax band:	B
Tenure:	Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		

Map Location

