



Lichfield
Rushall, Walsall

Lichfield Road

Rushall



Lovett&Co. Estate Agents are delighted to present for sale this stunning and deceptively spacious five-bedroom detached character residence, set in the highly sought-after Walsall suburb of Rushall.

Occupying a substantial plot, the property is set well back from the main road behind mature hedges and a boundary wall, offering excellent privacy. A private driveway and extended garage provide off-road parking for several vehicles, while the generous rear garden features a lawn, patio areas, and a charming summer house – ideal for families, pets, and outdoor entertaining.

Dating back to the early 1900s, the home retains a wealth of original character, including beautiful wooden doors and period detailing, seamlessly blended with stylish modern updates such as the impressive kitchen-conservatory and modern bathrooms.

The property briefly comprises: a spacious and welcoming entrance hallway, a front lounge with feature log burner, a separate dining/sitting room, and the impressive breakfast kitchen opening into the conservatory. There is also a central playroom/office, two useful utility rooms, and a separate guest WC. The open landing on the first floor leads to four principal bedrooms and a modern family shower room, with the master bedroom benefiting from an en-suite. A further staircase rises to the top-floor fifth bedroom, which also enjoys its own en-suite WC.





The property is situated on the outskirts of Walsall Town centre, which provides a wide range of amenities including restaurants, sports centre, shopping outlets and an impressive arboretum. Commuter benefits include A461, A34, M6 and M5 linking the Midlands motorway network with bus & train routes also available from Walsall town centre. The property has two floors; on the ground floor: reception hallway, lounge, kitchen and WC.

RECEPTION HALL:

Accessed via the porch it features: wooden entrance door, further side entrance door, exposed ceiling beams, ceiling light points, radiators, tiled flooring, stairs to the first floor and under stairs storage cupboard, doors to the lounge, dining room, kitchen and playroom.

LOUNGE:

19' 1" x 12' 1" (5.81m x 3.68m)

Feature fireplace with fitted log burner, carpeted flooring, ceiling light points, exposed ceiling beams, radiator, windows to the front and side.

DINING/SITTING ROOM:

18' 4" x 11' 10" (5.58m x 3.60m)

Carpeted flooring, ceiling light point, radiator, window to the side and bay window to the front with seating area.

BREAKFAST KITCHEN:

11' 9" x 11' 10" (3.58m x 3.61m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces with breakfast bar, inset bowl sink and drainer with mono tap and instant boiling water tap, space for a Rangemaster range cooker, integrated dishwasher, space for an American fridge-freezer, tiled flooring, ceiling light point, opening to the rear conservatory.

CONSERVATORY:

20' 2" x 7' 5" (6.15m x 2.26m)

Insulated pitched ceiling with spot lighting, UPVC windows and doors into the garden, tiled flooring, radiator and further opening into the playroom/office.



PLAY ROOM/OFFICE:

11' 2" x 7' 5" (3.40m x 2.25m)

Versatile room ideal for use as a play room or home office, laminate flooring, light point and radiator, with doors to the utility and hallway, plus rear hallway with doors to the WC and further utility.

UTILITY ROOM:

Modern fitted base units with cabinets, work tops and inset bowl sink and drainer with mono tap, space for a washing machine, spot lights and window to the side.

UTILITY ROOM 2:

Further range of wall and base units with fitted cabinets, work top, bowl sink and mono tap, space for a washing machine or dryer, original red quarry tiled flooring, door into the garage.

DOWNSTAIRS WC:

Vinyl flooring, ceiling light point, low level WC and wash hand basin.

EXTENDED TANDEM GARAGE:

12' 1" x 54' 10" (3.69m x 16.72m)

Electric roller shutter front door, light and electric points, extended wooden framed section to the rear with space to park three vehicles.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light points, window to the side, doors off to four bedrooms, family bathroom and further stairs to the first floor.

BEDROOM ONE:

14' 7" x 17' 11" (4.45m x 5.45m)

Range of matching built in wardrobes and overhead cabinets, carpeted flooring, radiator, ceiling light points, windows to the front and side, door to the en-suite.

EN-SUITE:

Modern fitted white suite comprising: shower cubicle, cabinet wash hand basin, low level WC, vinyl flooring, radiator, ceiling spot light and window to the front.





BEDROOM TWO:

16' 5" max x 11' 11" (5m x 3.64m)

Carpeted flooring, ceiling light point, radiator and windows to the front and side.

BEDROOM THREE:

16' 6" x 9' 11" (5.02m x 3.03m)

Carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM FOUR:

11' 11" x 11' 11" (3.64m x 3.64m)

Laminate flooring, ceiling light point, radiator and window to the rear.

FAMILY SHOWER ROOM:

White suite comprising: large walk in shower cubicle, pedestal wash hand basin, low level W/C, airing cupboard, wall tiling, vinyl flooring, ceiling spot lights, radiator and window to rear.

TOP FLOOR BEDROOM FIVE:

20' 4" x 11' 8" (6.19m x 3.56m)

Carpeted flooring, Velux skylights to the rear, eaves storage areas to the front and rear, radiator, door to the en-suite WC.

EN-SUITE WC:

Modern suite comprising: low level WC, cabinet wash hand basin, vinyl flooring, light point and Velux skylight to the rear.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



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