



Barns Lane
Rushall, Walsall

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Lovett&Co. Estate Agents are pleased to offer for sale this refurbished and well presented, three bedroom semi detached house, set in a sought after location, close to the local nature reserve as well as various amenities.

On the ground floor the property features a superb new fitted kitchen-diner (2020) and front lounge along with a good sized conservatory and an entrance hall. Upstairs, you'll find three good sized bedrooms, landing and a new modern fitted family bathroom (2023). Other benefits include new windows and doors (2023), new flooring and re-decorated (recently completed), new boiler (2020) and a fully boarded loft with pull down ladder.

Outside, the property features a large private rear garden, complete with a patio area, a lawn, various trees, and a new shed. The front of the property offers a new block paved driveway with ample parking. There is also a detached garage.

Situated on the outskirts of Walsall town centre which provides a wide range of amenities and attractions including the Walsall Arboretum and the leather Museum. Commuter benefits include A34, M5 & M6 linking the Midlands motorway network with both local & national bus & train routes available from Walsall town centre.

RECEPTION HALL:

Front entrance door, Parquet style flooring, ceiling light point, carpeted stairs to first floor accommodation and door to lounge.

LOUNGE:

3.95 x 4.83 (12'11" x 15'10") -

Feature fireplace with log burner, Parquet style flooring, coving, TV & phone sockets, ceiling light

points, radiator, bay window to front and French doors to kitchen-diner.

KITCHEN-DINER:

4.94 x 4.29 (16'2" x 14'0") -

Range of matching wall and base units incorporating display cabinets, cupboards, drawers, wine rack and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and grill, 4 ring hob with extractor, integrated fridge-freezer, kitchen island, tiled flooring, recessed spot lights and ceiling light point, radiator, window to side, sky light and door to conservatory.

CONSERVATORY:

2.15 x 4.22 (7'0" x 13'10") -

Insulated hard roof, upvc frame set on a brick base, laminate flooring, light point and French doors to the rear garden.

FIRST FLOOR LANDING:

Laminate flooring, ceiling light point, window to side, access to loft, doors off to two bedrooms and family bathroom.

MASTER BEDROOM:

3.04 x 4.06 (9'11" x 13'3") -

Built in wardrobe, carpeted flooring, radiator, ceiling light point and bay window to front.

BEDROOM TWO:

3.28 x 2.59 (10'9" x 8'5") -

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

BEDROOM THREE:

2.31 x 2.22 (7'6" x 7'3") -

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





FAMILY BATHROOM:

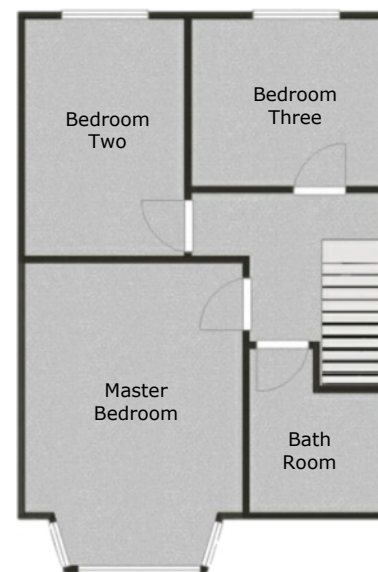
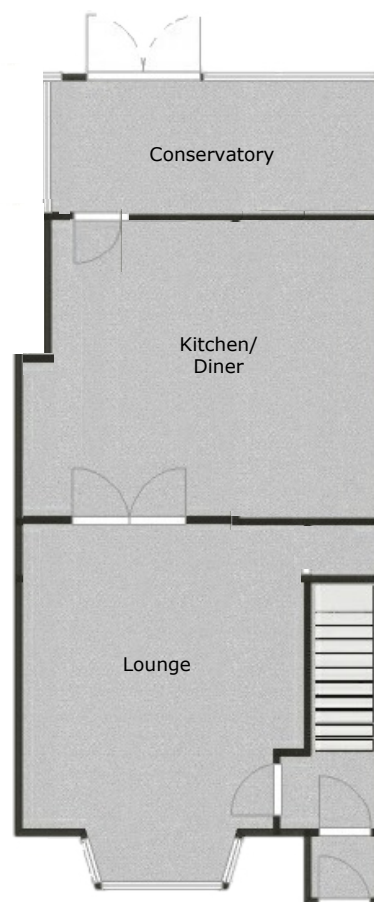
White suite comprising: bath, pedestal wash hand basin, W/C, wall tiling, ceiling light point and window to rear.

VIEWING:

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

DISCLAIMER:

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