



Barns Lane, Rushall  
Walsall, WS4 1HG

£245,000

# Rushall

£245,000

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Paul Carr Estate Agents are pleased to present this extended three-bedroom semi-detached house, offered for sale with no onward chain and ideal for first-time buyers or families alike seeking a comfortable and conveniently located home.

Situated close to excellent public transport links, nearby schools, and a range of local amenities, this appealing property combines practicality with a welcoming atmosphere.

On entering, you are greeted by a welcoming entrance hallway with access to a spacious open-plan lounge / dining room, featuring a window to the front elevation and a patio door to the rear, offering pleasant garden views and providing abundant natural light. The space is ideal for entertaining or relaxing with family, thanks to its light and airy feel and direct access to the rear garden.

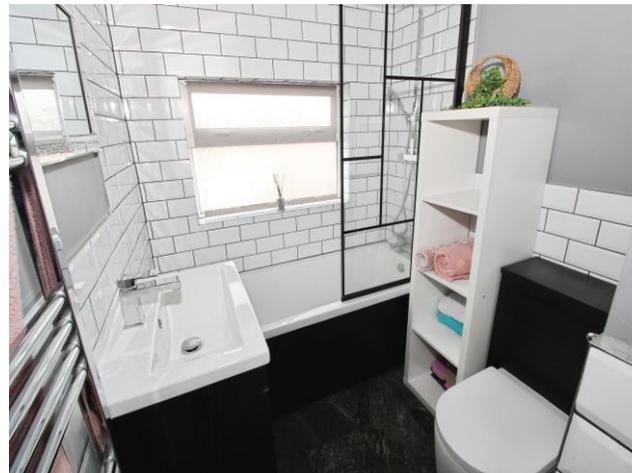
The galley style kitchen offers a range of fitted units, an integrated oven and hob, a Belfast style sink, and plumbing for a dishwasher - perfect for modern living. The property also benefits from a secure side access with a useful utility area and an additional WC for practicality.

Upstairs, there are two well-proportioned double bedrooms - the second offering ample fitted wardrobe space - and a third generous single bedroom. The stylish family bathroom includes a WC, wash basin and bath with mains shower over the bath.

The exterior boasts driveway parking, a good-sized rear garden with a useful brick-built store, providing plenty of space for outdoor enjoyment and storage.

This is a wonderful opportunity to secure an extended home in an excellent location. Early viewing is highly recommended.





## Property Specification

### Hall

Lounge Area 4.83m (15'10") x 3.17m (10'5") max

Dining Area 4.70m (15'5") x 3.17m (10'5") max

Kitchen 3.80m (12'6") x 1.68m (5'6") max

Side Access / Utility Area  
8.46m (27'9") x 1.87m (6'1")

### WC

### Landing

Bedroom 1 4.70m (15'5") x 3.03m (9'11") max

Bedroom 2 3.66m (12') x 3.03m (9'11")

Bedroom 3 3.75m (12'4") x 1.82m (6')

Bathroom 1.83m (6') x 1.76m (5'9")

Garden Store 6.30 (20'8") x 2.41m (7'11")

### Viewer's Note

Services connected: Gas, Water, Electric & 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:

# 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

NEW  
INSTRUCTION  
AWAITING  
EPC

## Map Location

