



Earls Road
Rushall

Earls Road Rushall

Lovett&Co. Estate Agents are pleased to offer TO LET This superbly presented and modernised three bedroom property situated in popular residential area of Rushall, Walsall.

Unfurnished, long term let preferred.

The property briefly comprises: porch, hallway opening to the spacious front lounge, with further opening to the rear dining room, modern fitted kitchen, separate utility and WC, landing, three good sized bedrooms and a modern family bathroom.

Other benefits include: UPVC double glazing and gas central heating.

Externally, there is a two car paved driveway to the front, and low maintenance rear garden with patio, artificial lawn and brick storage shed.

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.

PORCH & ENTRANCE HALLWAY:

LOUNGE:

18' 10" x 12' 8" (5.75m x 3.86m)

KITCHEN:

7' 10" x 14' 1" (2.40m x 4.28m)

Integrated electric oven, microwave and hob.



DINING ROOM:

10' 6" x 9' 5" (3.21m x 2.88m)

UTILITY:

5' 4" x 9' 8" (1.62m x 2.95m)

Space for washing machine and dryer.

GUEST WC:

FIRST FLOOR LANDING:

BEDROOM ONE:

12' 8" x 12' 8" (3.85m x 3.87m)

BEDROOM TWO:

12' 8" x 9' 5" (3.85m x 2.88m)

BEDROOM THREE:

8' 6" x 8' 6" (2.58m x 2.59m)

FAMILY BATHROOM:

VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

