



11 Cartbridge Lane, Rushall,
Walsall, WS4 1SB

£300,000

Rushall

£300,000



Set in a cul-de-sac location, within easy reach of amenities and transport links, this semi-detached bungalow offers neatly presented accommodation with internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway, light and airy living room with bay window to the front elevation and well-appointed breakfast kitchen which features a range of wall and base units, integrated oven and gas hob with extractor over, space for a table and door to utility room with further fitted units, plumbing for a washing machine, space for a tumble dryer, door to rear garden and access to the good sized garage.

Completing the accommodation, there are two double bedrooms - both of which have fitted wardrobe space - and the tiled shower room with fitted storage and suite comprising WC, wash basin and shower cubicle with mains shower fitted.

Externally, the neatly maintained rear garden features lawn and paved areas and there is off-road parking to the front.





Property Specification

Porch -	1.86m (6'1") x 1.16m (3'10")
Hall -	3.38m (11'1") x 2.49m (8'2")
Lounge -	4.71m (15'6") max into bay x 3.40m (11'2")
Breakfast Kitchen -	4.65m (15'3") x 3.63m (11'11") max
Utility -	3.45m (11'4") x 2.50m (8'2")
Bedroom 1 -	4.05m (13'3") into wardrobes x 3.35m (11')
Bedroom 2 -	3.92m (12'10") x 3.03m (9'11")
Shower Room -	2.64m (8'8") x 2.06m (6'9")
Garage -	7.26m (23'10") x 2.50m (8'2") max

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: 7th November 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

