PAUL CARR Estate Agents Sales & Lettings

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52 Edinburgh Drive, Rushall, Walsall, WS4 1HR

£270,000

Paul Carr Estate Agents are delighted to bring to market this three-bedroom semi-detached house in Rushall, offering extended ground floor accommodation, driveway parking and a garage, plus a good sized rear garden and offered for sale with no onward chain.

The ground floor is arranged around a generous open-plan lounge and dining room with large front window and patio doors to the garden, giving a bright, open feel and plenty of space for both sitting and dining areas. The kitchen is fitted with ample units and worktop space, with scope for updating to a buyer's tastes, and benefits from access to a useful utility area with guest WC off and access to the rear garden.

Upstairs, a central landing serves three bedrooms complemented by the bathroom is fitted with a white suite and tiled walls. Outside, the rear garden is a real asset; mainly laid to lawn with established planting and a paved seating area, it offers clear potential for families, gardening enthusiasts or those who enjoy outdoor entertaining.

To the front, there is driveway parking leading to the garage.

Edinburgh Drive is well placed for the amenities of Rushall, with Aldridge village centre within easy reach, providing a range of shops, cafés and everyday amenities. Local schools, including primary and secondary options, are within easy reach, making this a practical choice for families. Regular bus routes connect Aldridge with Walsall, Sutton Coldfield and Birmingham, and nearby Walsall and Blake Street stations provide rail services into Birmingham New Street in around 25–35 minutes.

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: 28th September 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.


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Measurements:

Hall -	2.83m (9'3") x 1.23m (4')
Lounge Area -	4.55m (14'11") x 3.92m (12'10")
Dining Area -	4.84m (15'11") x 2.55m (8'4")
Kitchen -	4.84m (15'11") plus recess x 2.30m (7'7")
Utility -	4.84m (15'11") max x 2.33m (7'8") max
WC -	1.73m (5'8") x 0.90m (2'11")
Garage -	5.96m (19'6") x 2.33m (7'8")
Bedroom 1 -	4.31m (14'2") x 2.78m (9'2")
Bedroom 2 -	3.08m (10'1") x 2.78m (9'2")
Bedroom 3 -	2.82m (9'3") x 2.12m (6'11")
Bathroom -	2.10m (6'11") x 1.67m (5'6")

Viewer's Notes:

Tenure: Freehold

Council Tax Band: C

Connected Services: Gas, water, electric & drainage






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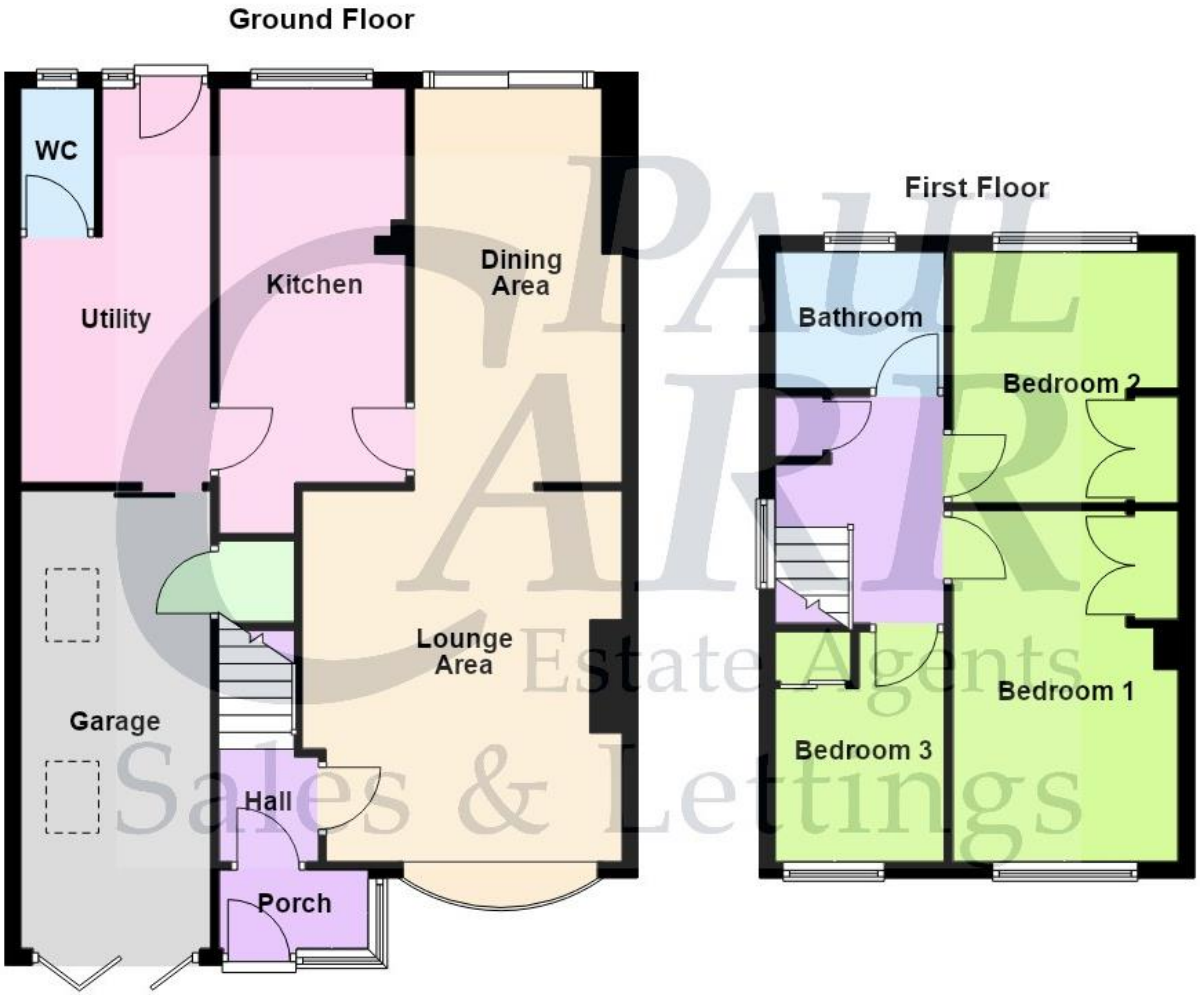

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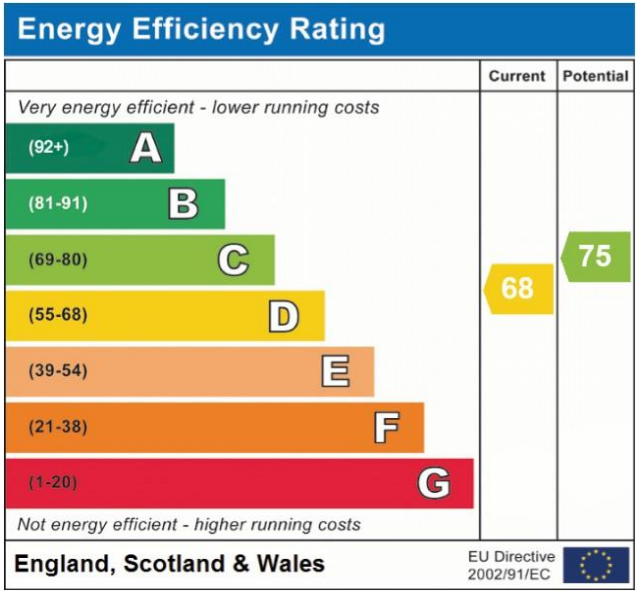

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Floor Plan

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



Energy Performance Rating



Map Location




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