



2 New Street, Rushall,  
Walsall, WS4 1JQ

Offers in the Region Of £380,000

# Rushall

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## Ground Floor

The property is entered via a hallway with radiator, ceiling light point, stairs rising to the first-floor landing, and doors leading to the main ground floor accommodation. The lounge has two ceiling light points, two radiators, and double glazed windows to the front and side aspects. The kitchen diner features double glazed windows to the front and side, downlighters, radiator, and a range of wall and base cupboard units with a stainless steel one and a half bowl sink with drainer and mixer tap over, integrated five ring gas hob and oven, and plumbing for a dishwasher. The utility room provides additional wall and base cupboard units, stainless steel sink with drainer and mixer tap over, radiator, ceiling light point, extractor fan, understairs storage cupboard, and a door leading out to the garden. A guest WC completes the ground floor and is fitted with a low flush WC, wash hand basin, radiator, ceiling light point, and extractor fan.

## First Floor

The first floor landing has a ceiling light point, radiator, loft hatch, and doors leading to four bedrooms and the bathroom. Bedroom one benefits from fitted wardrobes, a double glazed window to the side elevation, ceiling light point, radiator, and access to the en-suite. The en-suite includes a shower cubicle with shower over, low flush WC, wash hand basin, radiator, ceiling light point, extractor fan, and an obscure double glazed window to the rear. Bedroom two has fitted wardrobes, a double glazed window to the side elevation, ceiling light point, and radiator. Bedrooms three and four each have double glazed windows to the front, ceiling light points, and radiators. The bathroom is fitted with a bath with shower over, wash hand basin, low flush WC, radiator, ceiling light point, and an obscure double glazed window to the front.

## Exterior

To the rear of the property there is a shared tarmac driveway providing access to the garage and side access to the property. The side garden is well maintained and features a slatted seating area, boundary fencing, and a side access gate.





## Property Specification

### Entrance Hallway

Lounge - 19' 3" x 11' 0" (5.86m x 3.35m)

Kitchen/Diner - 19' 3" x 9' 5" (5.86m x 2.87m)

Utility Room - 7' 1" x 5' 5" (2.16m x 1.65m)

Guest WC - 5' 0" x 3' 6" (1.52m x 1.07m)

### First Floor Landing

Bedroom One - 11' 3" x 12' 0" (3.43m x 3.65m)

Ensuite - 7' 2" x 5' 4" (2.18m x 1.62m)

Bedroom Two - 12' 0" x 9' 7" (3.65m x 2.92m)

Bedroom Three - 10' 8" x 7' 1" (3.25m x 2.16m)

Bedroom Four - 6' 9" x 10' 5" (2.06m x 3.17m)

Family Bathroom - 6' 9" x 5' 5" (2.06m x 1.65m)

Garage - 19' 6" x 9' 7" (5.94m x 2.92m)

### 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 April 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 £40 + VAT (£48 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.

### Viewer's Note:

Services connected: Gas, water, electric & drainage

Council tax band: D

Tenure: Freehold

Service Charge: TBC

# 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+)	<b>A</b>		94
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

## Map Location

