



217 Daw End Lane, Rushall,  
Walsall, WS4 1LD

Offers Over £225,000

# Rushall

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Paul Carr Estate Agents are pleased to offer for sale this three-bedroom, mid-terraced house, which boasts neatly presented accommodation with practical features and good access to local amenities, schools and transport links.

To the front, a block-paved driveway provides off-road parking and leads to a good-sized porch, ideal for coats and shoes before entering the main home. Inside, a light and airy lounge with a large front window creates a comfortable main reception space.

The fitted kitchen features a range of units, a 5-ring gas hob, integrated oven, fridge and dishwasher, plumbing for a washing machine and access to built in storage cupboards. The kitchen opens into an attractive sun room and leads directly out to the neatly maintained rear garden. The ground floor bathroom is fitted with a WC, wash basin and bath.

Upstairs, there are two double bedrooms and one single bedroom, complemented by a useful WC accessed via the landing, offering flexibility for families, home working or guests.

The property is well positioned for access to both Aldridge and Walsall town centres, with shopping facilities, leisure amenities and dining options. Nearby schools include a selection of primary and secondary provisions within a short drive or bus journey. Local parks and green spaces around Walsall, Aldridge and the wider area offer opportunities for walking and recreation.

Public transport links are accessible, with Walsall railway station providing services to Birmingham and other West Midlands destinations, with typical journey times to Birmingham New Street of around 20-25 minutes. Road connections via the A34, A461 and wider network offer convenient access to neighbouring towns and the regional motorway system.





## Property Specification

<b>Hall</b>	
<b>Lounge</b>	4.25m (13'11") x 3.64m (11'11") max
<b>Kitchen Area</b>	3.64m (11'11") max x 3.08m (10'1") max
<b>Sun Room</b>	3.86m (12'8") x 2.63m (8'8") plus recess
<b>Bathroom</b>	3.14m (10'4") max x 1.71m (5'7")
<b>Landing</b>	
<b>Bedroom 1</b>	3.64m (11'11") plus alcove x 3.30m (10'10")
<b>Bedroom 2</b>	3.16m (10'4") x 3.08m (10'1")
<b>Bedroom 3</b>	2.50m (8'2") x 2.23m (7'4")
<b>WC</b>	

## Viewer's Notes

Services connected:	Gas, electricity, water & drainage.
Council tax band:	B
Tenure:	Freehold

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:  
**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.

# Floor Plan

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



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Plan produced using PlanUp.

# Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>67</b>
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

# Map Location

