Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk

40 Westminster Road, Rushall, Walsall, WS4 1NJ

£275,000

Paul Carr Estate Agents are delighted to present to market this two-bedroom semi-detached property, set in a popular Rushall location, offering well-planned accommodation suitable for a range of buyers and offered for sale with no onward chain.

On arrival, a large porch leads into a welcoming hallway with a useful guest WC off. The ground floor features a generous dual aspect, L-shaped living room with French doors opening directly onto the rear garden, providing an attractive outlook and good natural light. The separate kitchen includes fitted units, an integrated oven and hob, and access to a secure, covered side passage, offering sheltered access to the outside and a doorway to the garage.

To the first floor, there are two double bedrooms, providing comfortable sleeping accommodation and complemented by the superb shower room.

Externally, the predominantly lawned rear garden provides excellent space for relaxation or entertaining guests and there is driveway parking to the front of the property with access to the garage.

Rushall provides a good selection of local amenities, including shops, everyday services and schools, with Walsall and Aldridge town centres accessible by bus or car for a wider range of retail, leisure and professional facilities. Nearby green spaces and local parks offer opportunities for walking and outdoor recreation and there are excellent transport links providing straightforward travel in the local area and further afield.

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: 19th August 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 -	2.41m (7'11") x 1.75m (5'9")
Lounge -	7.58m (24'10") x 4.60m (15'1") max
Kitchen -	4.28m (14'1") x 2.46m (8'1")
WC -	2.46m (8'1") x 1.11m (3'8")
Garage -	5.10m (16'9") x 2.54m (8'4")
Bedroom 1 -	4.71m (15'5") x 3.35m (11') max
Bedroom 2 -	4.71m (15'5") x 2.75m (9') max
Shower Room -	2.42m (7'11") x 1.28m (4'2")

Viewer's Notes:

Tenure: Freehold

Council Tax Band: C

Connected Services: Gas, water, electric & drainage

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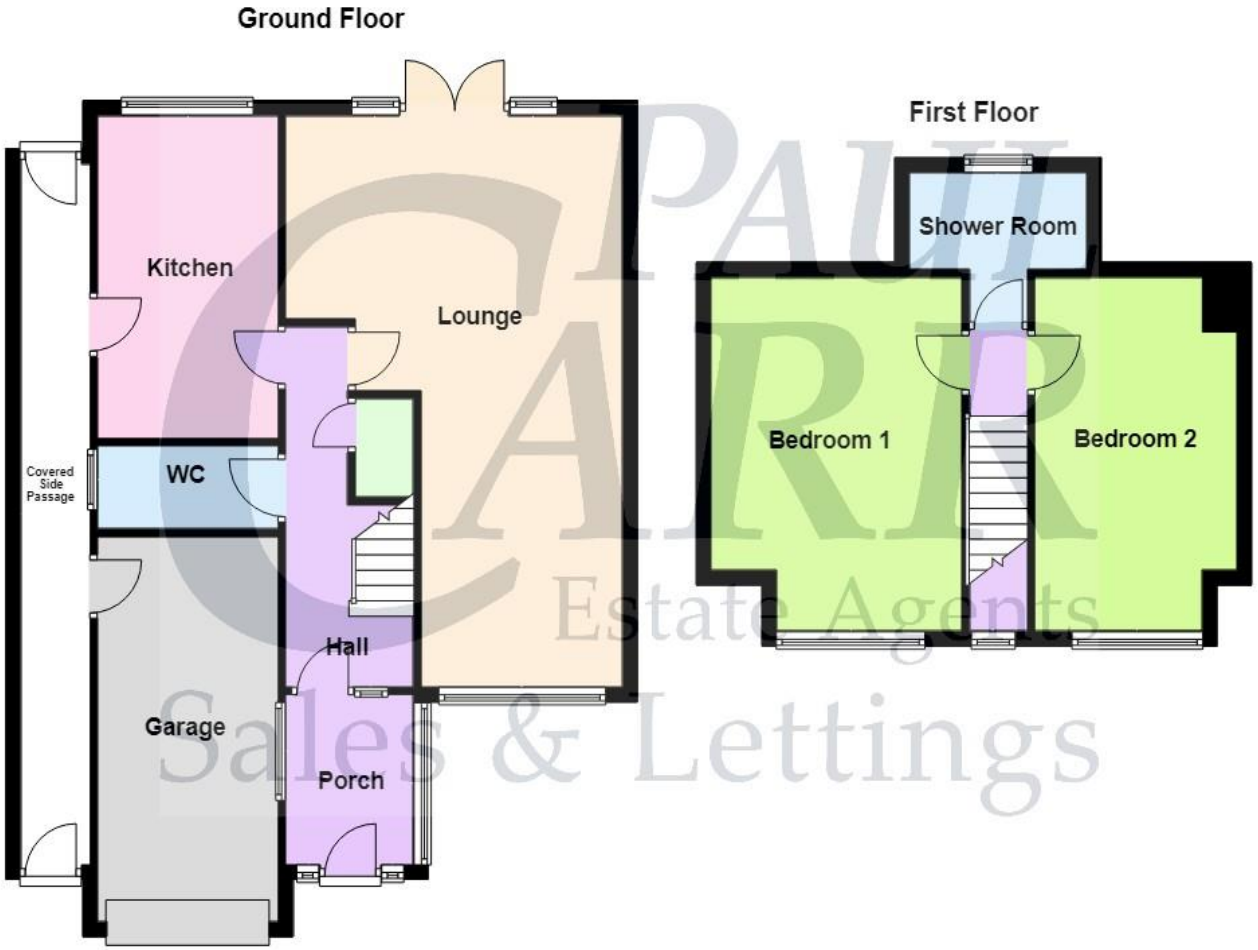
Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

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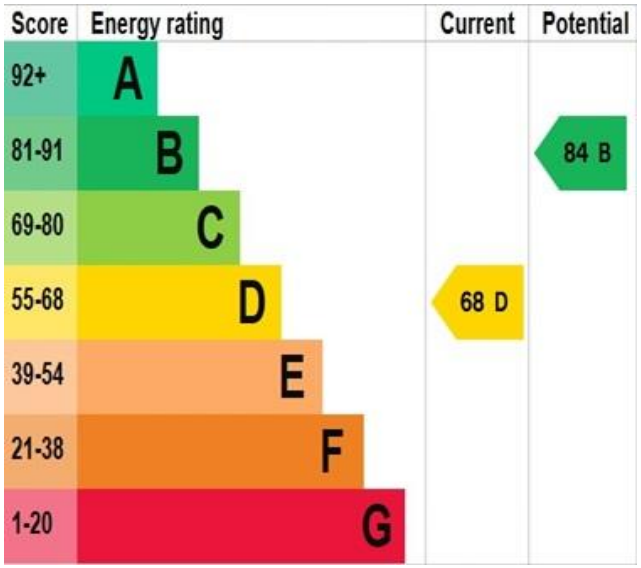
Energy Performance Rating



Map Location

www.paulcarrestateagents.co.uk

OnTheMarket.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman