PAUL CARR Estate Agents Sales & Lettings

Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk



34 King George Crescent, Rushall, Walsall, WS4 1EG

£230,000

Paul Carr Estate Agents are delighted to bring to market this well-presented three-bedroom semi-detached house in the popular Rushall area of Walsall.

Set back from the road behind off-road parking, the property offers a light and airy lounge with neutral décor and modern fireplace, creating a comfortable main reception space. To the rear is a well-appointed breakfast kitchen fitted with contemporary units, integrated oven and breakfast bar, opening into a versatile family / dining room with French doors to the garden, ideal for everyday living and entertaining. A useful guest WC completes the ground floor.

Upstairs are three bedrooms, all finished in a modern style with fitted flooring and good natural light, together with a family bathroom fitted with white suite and over-bath shower.

The attractive rear garden is mainly laid to lawn with a patio and fenced boundaries, offering a pleasant outlook. A versatile garden room provides additional flexible space for hobbies, home working or storage.

King George Crescent is well placed for day-to-day amenities in Rushall, with local shops, cafés and services on Lichfield Road and Rushall Centre. Walsall town centre offers a wider range of retail and leisure options, including the Saddlers Shopping Centre. Families benefit from access to local primary and secondary schools within the Rushall and Walsall catchment. Public transport links are convenient, with regular bus services towards Walsall, Aldridge and Brownhills from nearby routes. Walsall railway station, around 10 minutes' drive, provides services to Birmingham New Street in approximately 20–25 minutes, making this an appealing home for commuters seeking a well-finished property in a residential setting.

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: 11th 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.


PAUL
CARR
Estate Agents
Sales & Lettings

Measurements:

Hall -	3.65m (12') max x 1.68m (5'6")
Lounge -	3.65m (12') x 3.06m (10')
Kitchen -	3.99m (13'1") x 3.04m (10')
Family Room -	4.35m (14'3") x 2.52m (8'3")
WC -	1.63m (5'4") x 0.75m (2'6")
Bedroom 1 -	3.65m (12') x 2.78m (9'1") plus 0.96m (3'2") x 0.96m (3'2")
Bedroom 2 -	3.10m (10'2") x 3.04m (10') plus 0.96m (3'2") x 0.96m (3'2")
Bedroom 3 -	2.65m (8'8") x 2.00m (6'7") plus 0.96m (3'2") x 0.96m (3'2")
Bathroom -	2.16m (7'1") x 1.71m (5'7") plus 0.96m (3'2") x 0.96m (3'2")

Viewer's Notes:

Tenure: Freehold

Council Tax Band: B

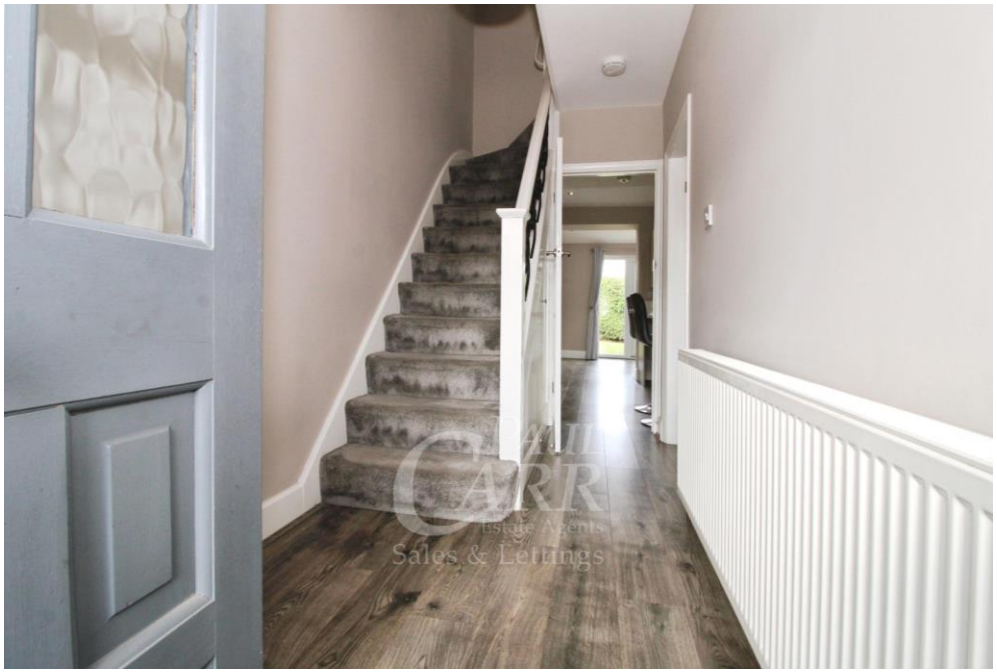
Connected Services: Gas, water, electric & drainage







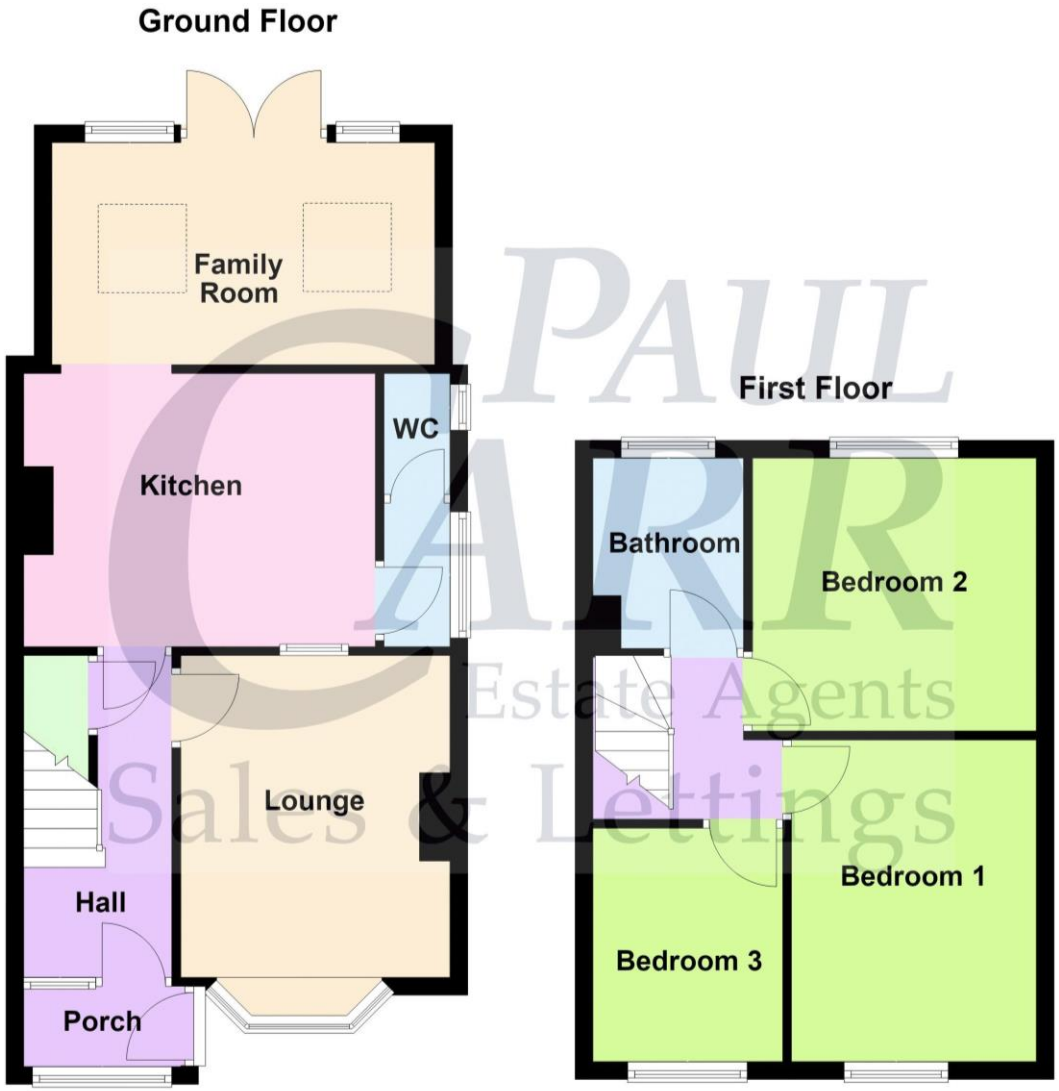






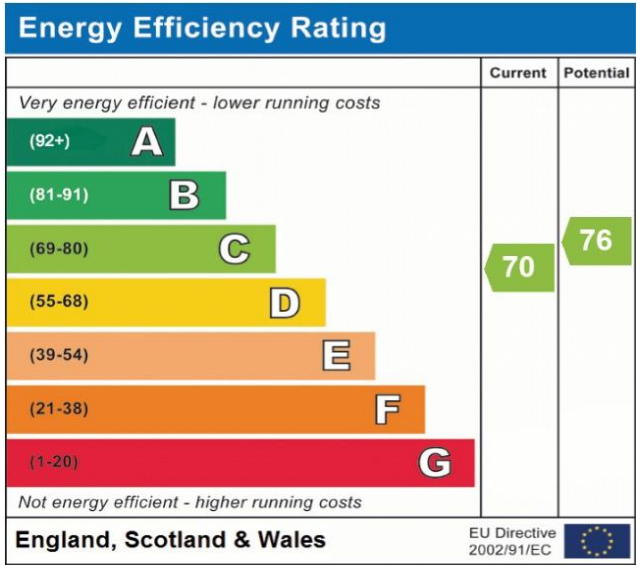
Floor Plan

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

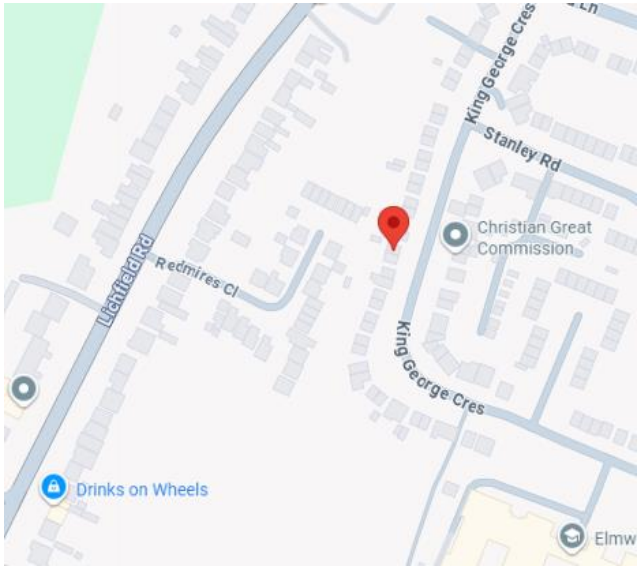


PAUL CARR Estate Agents Sales & Lettings

Energy Performance Rating



Map Location













www.paulcarrestateagents.co.uk

OnTheMarket.com

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

The Property Ombudsman