



7 Springfields, Rushall,
Walsall, WS4 1JT

Offers in the Region Of £225,000

Rushall

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Paul Carr Estate Agents are delighted to present to market this beautiful, superb, terraced property set in the popular residential area of Rushall, Walsall, offering well-presented accommodation suited to first time buyers.

The ground floor comprises a light and airy lounge with window to the front elevation and access to an under-stairs cupboard. To the rear, an attractive kitchen diner features a range of fitted units, integrated oven and hob with stylish extractor over, and French windows opening onto the garden and there is space for a dining table. A useful guest WC is located off the hallway, increasing everyday practicality.

Upstairs, the property offers two double bedrooms. Bedroom one includes fitted wardrobe space, and bedroom two is also a comfortable double. The stylish shower room is fitted with a shower cubicle with mains shower, WC, wash basin and fitted storage.

Externally, the property benefits from off-road parking, a separate garage and a low-maintenance garden, providing functional outdoor and storage space.

Rushall offers a range of local amenities including shops, supermarkets and everyday services, with Walsall town centre providing wider retail and leisure options a short drive away.

Nearby schools in the area make the location convenient for households requiring access to education. Public transport links are available via local bus services connecting Rushall with Walsall, Lichfield and surrounding areas. Walsall railway station, accessible by a short drive or bus journey, provides regular services towards Birmingham and Wolverhampton, making this property a practical base for commuting.





Property Specification

Hall -	2.66m (8'9") x 1.09m (3'7") max
Lounge -	4.26m (14') x 3.14m (10'4") max
Kitchen/Diner -	4.06m (13'4") x 2.48m (8'1")
WC -	1.63m (5'4") x 0.91m (3')
Bedroom 1 -	4.06m (13'4") x 2.48m (8'2") to wardrobe front
Bedroom 2 -	3.82m (12'6") x 2.18m (7'2")
Shower Room -	1.78m (5'10") x 1.56m (5'1")

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 June 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:

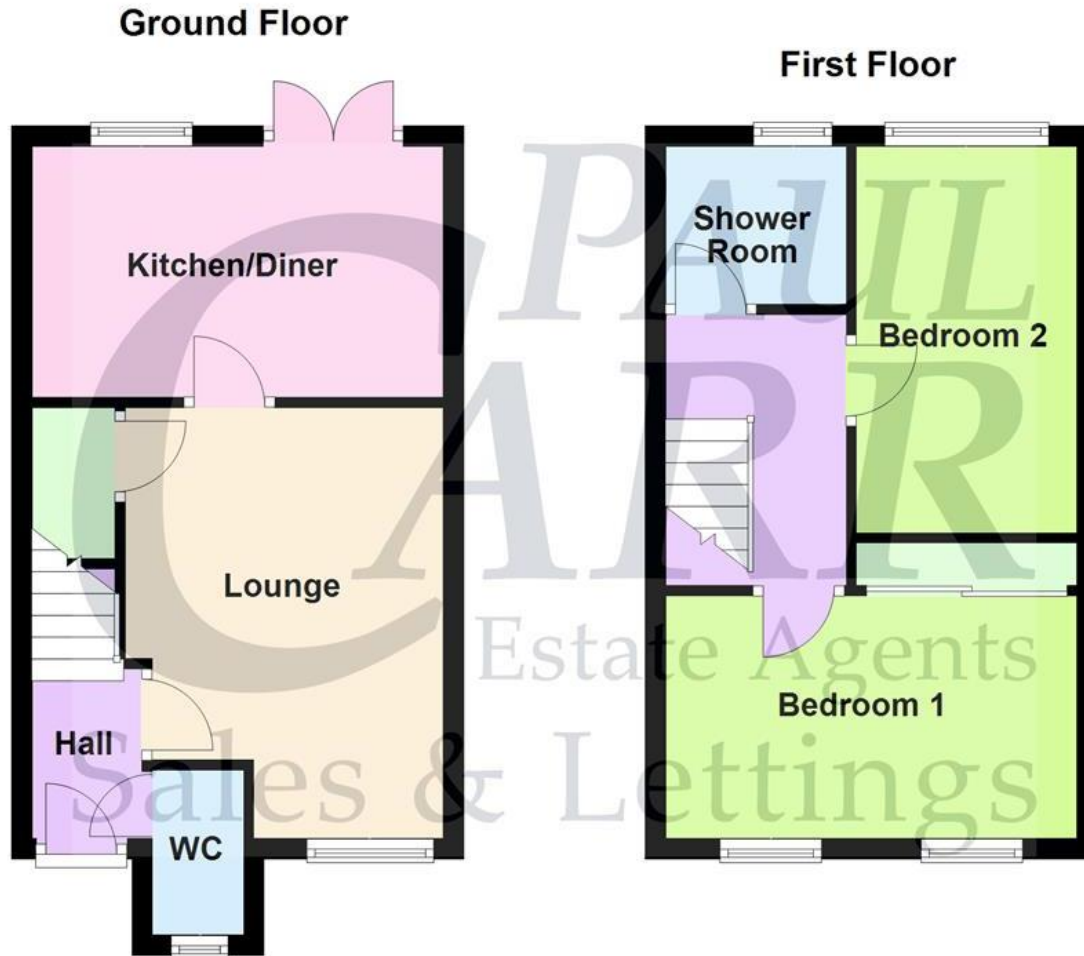
Services connected: Gas, water, electric & drainage

Council tax band: B

Tenure: Freehold

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.

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

