



Winterley Lane, Rushall
Walsall, WS4 1LS

£200,000

Rushall

£200,000

3



1



2



Paul Carr Estate Agents are delighted to present to market this three-bedroom end of terrace house in a popular residential area, convenient for public transport, schools and local amenities.

The ground floor provides two reception rooms: the light and airy lounge features a fireplace and a large front window, with a door leading through to the separate dining room. From here, there is access to a conservatory, which in turn opens onto the rear garden. The kitchen is fitted with a range of units, with cooker point and plumbing for a washing machine and dishwasher and has a door leading directly to the garden.

On the first floor there are two double bedrooms and a good-sized single bedroom complemented by the bathroom, which is fitted with a white suite comprising WC, wash basin and bath, with mains shower over the bath.

Externally, the property benefits from a lawned foregarden and a neatly maintained rear garden, together with a brick-built garden store.

Walsall, Rushall and Aldridge offer a selection of shops, supermarkets, cafés and leisure facilities, along with nearby parks and green spaces for walking and recreation. The area is well served by local primary and secondary schools.

Walsall railway station provides services towards Birmingham and Wolverhampton, with journey times to Birmingham New Street typically around 20 minutes, making the property suitable for commuters. Regular bus routes operate through the area, connecting surrounding neighbourhoods and the nearby town centres.





Property Specification

Hall

Lounge 3.85m (12'8") x 3.74m (12'3") max

Dining Room 3.21m (10'6") x 2.88m (9'5")

Conservatory 2.56m (8'5") x 1.89m (6'2")

Kitchen 3.30m (10'10") x 2.40m (7'10")

Landing

Bedroom 1 3.74m (12'3") x 3.00m (9'10") plus recess

Bedroom 2 3.23m (10'7") plus recess x 2.88m (9'5")

Bedroom 3 2.68m (8'10") x 2.50m (8'2")

Bathroom 2.44m (8'0") x 1.67m (5'6")

Viewer's Notes

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

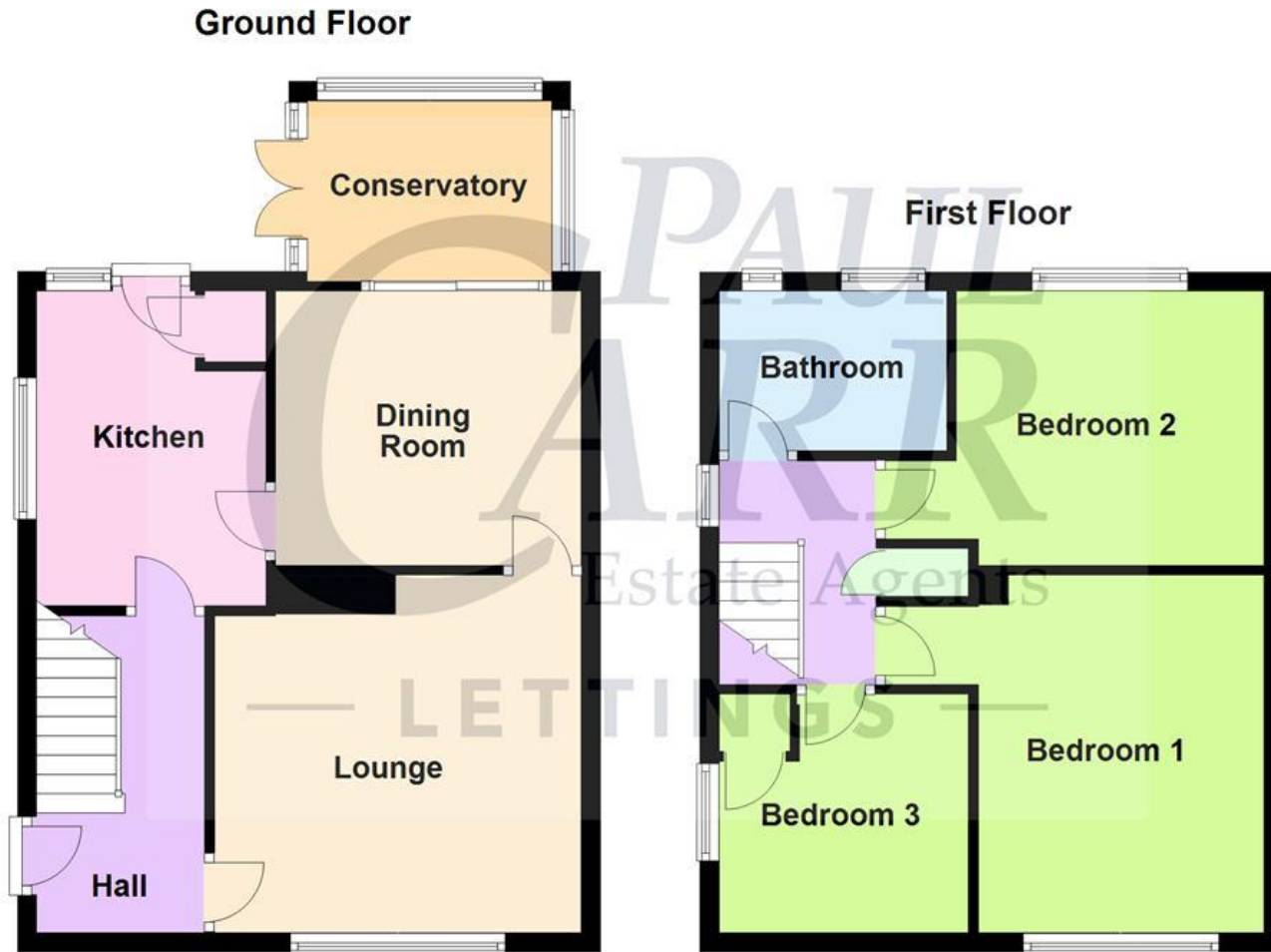
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Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers 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.

Came on the market:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

