



Rischale Way, Rushall  
Walsall, WS4 1EZ

Offers in the Region Of £225,000

# Rushall

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Paul Carr Estate Agents are pleased to present to market this neatly presented, two-bedroom semi-detached house in a quiet cul-de-sac location, providing an appealing opportunity for first-time buyers and offered for sale with no onward chain. The property includes off-road parking and a neatly maintained garden, providing practical outdoor space.

Inside, a light and airy lounge with a bow window to the front leads through to a good-sized kitchen. The kitchen benefits from a range of fitted units, double oven, 5-ring gas hob, plumbing for a dishwasher and access to a potential utility room with garden access useful storage space off.

Upstairs, the main bedroom is a double with built-in wardrobes, while the second bedroom is a good sized single. The bathroom is fitted with a white suite comprising WC, wash basin, bath and built in TV.

The property is well positioned for local amenities, with Aldridge and Walsall town centres providing a selection of shops, supermarkets, cafés and everyday services, with nearby schools catering for a range of ages.

Public transport links are readily accessible. Walsall railway station offers services towards Birmingham New Street in around 20-25 minutes, providing connections across the wider region, while local bus routes serve the surrounding residential areas and town centre. Road links via the A34 and junctions of the M6 give convenient access to Birmingham, Wolverhampton and further afield.

Local parks and green spaces in and around Walsall offer opportunities for walking and leisure, complementing the cul-de-sac setting of this two-bedroom semi-detached house for sale.





## Property Specification

Hall

Lounge

4.36m (14'3") x 3.11m (10'2")

Kitchen

4.04m (13'3") x 3.04m (10') max

Potential Utility Room

3.46m (11'4") x 2.28m (7'6")

Storage

2.40m (7'10") x 1.72m (5'8")

Landing

Bedroom 1

3.60m (11'10") x 3.11m (10'2") to wardrobe front

Bedroom 2

3.47m (11'5") x 2.02m (6'8")

Bathroom

1.97m (6'6") x 1.95m (6'5")

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.

**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:

## Viewer's Note

Services connected:	Gas, electricity, water and 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

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

