



Springfields, Rushall  
Walsall, WS4 1JX

Offers in the Region Of £210,000

# Rushall

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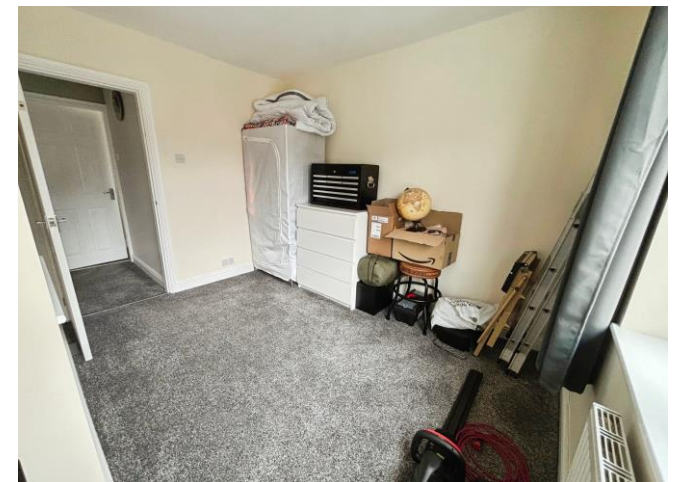


Set in a popular residential location and close to local shops and amenities, this well-presented semi-detached home should be viewed in order to be fully appreciated.

The property is accessed via the useful porch through into the hallway, doors lead off into the spacious living room where double doors lead to the conservatory. Also on the ground floor is the kitchen which benefits from multiple base and wall units with space for white goods, french doors lead off the kitchen to the rear garden.

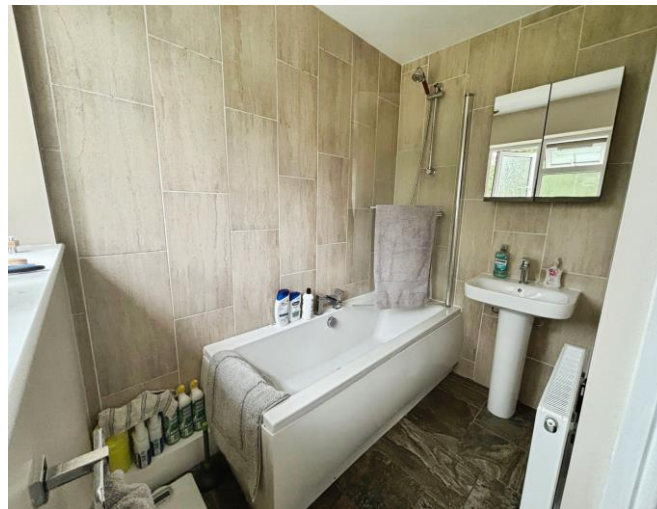
To the first floor, there are two double bedrooms and one single bedroom. The family bathroom comprises of; bath with overhead shower, w/c and sink.

To the front there is driveway parking and to the rear a low maintenance rear garden with brick built shed great for storage. Call us on 01922 454 014 to arrange a viewing.



# Property Specification

SEMI-DETACHED PROPERTY IN POPULAR LOCATION  
CLOSE TO LOCAL AMENITIES  
DRIVEWAY PARKING  
ENCLOSED REAR GARDEN  
SPACIOUS LOUNGE



## Lounge

5.62m (18'5") x 3.33m (10'11") max

## Kitchen

4.10m (13'5") x 3.02m (9'11")

## Hall

## Porch

## Conservatory

## Bedroom 1

3.84m (12'7") max x 3.03m (9'11")

## Bedroom 3

2.54m (8'4") x 2.37m (7'9")

## Bedroom 2

3.30m (10'10") x 2.83m (9'3") max

## Landing

## Cupboard

## Bathroom

3.06m (10') x 2.00m (6'7") max

## 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:

## Viewer's Note:

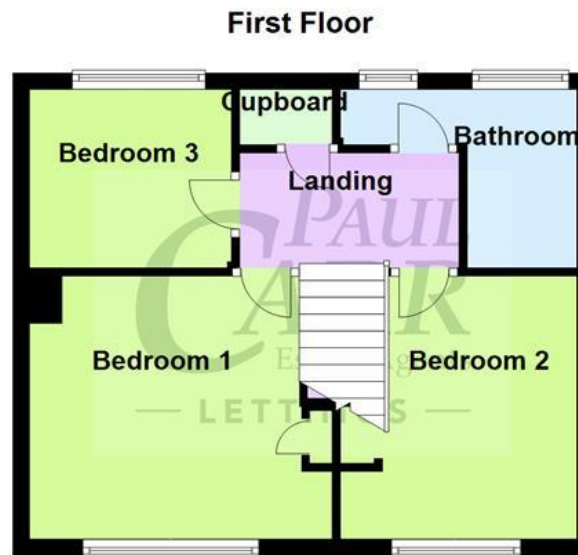
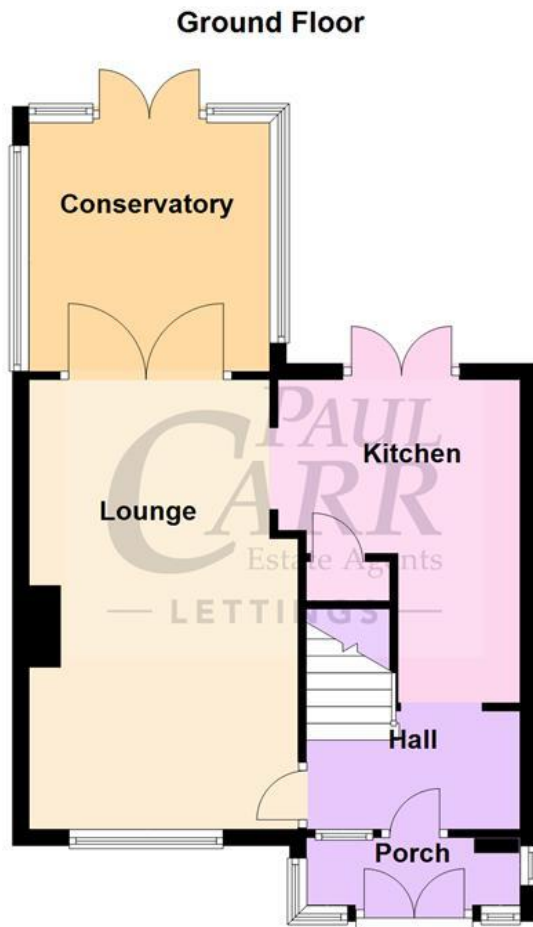
Services connected: Gas, Electricity, Water & Drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map Location

