



Rischale Way, Rushall



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Offers in excess of £240,000



Key Features

- Quiet location
- Semi detached family home
- Three bedrooms
- Family bathroom and ensuite
- Beautifully presented throughout
- Enclosed rear garden
- EPC rating C
- Freehold





*****IDEAL FOR FAMILIES & FIRST TIME BUYERS*****

This beautifully presented home is located in Rushall, between Aldridge and Pelsall; popular for their village centres, eateries, shops, good schools and transport links to Cannock, Lichfield & Walsall, M5, M6 & tollway.

This property briefly comprises of a driveway, lounge, kitchen, bedroom with ensuite shower room and enclosed rear garden. Upstairs there are two bedrooms and a family bathroom.

Early viewing highly recommended.

Tenure: Freehold

EPC: C

Council tax band: B

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.







Frontage

Located at the end of a private drive next to Barns Lane Fishing Lake, benefitting from off road parking.

Living room

Located at the front of the property with bow window allowing in natural light.

Kitchen

Modern fitted Kitchen having matching wall and base units with integrated fridge freezer, washer/dryer, oven, hob and extractor.

Bedroom three

Double bedroom located downstairs benefitting from built in wardrobes and ensuite shower room.

Ensuite

Partially tiled shower room having cubicle with mains shower, basin and w.c.



Bedroom one

Double bedroom positioned at the front of the property benefitting from large built in wardrobes.

Bedroom two

Double bedroom positioned at the rear of the property.

Bathroom

Fully tiled bathroom having mains rainfall shower over the bath, built in vanity basin and w.c.

Rear garden

Enclosed low maintenance rear garden with large patio area and steps up the lawn. there is gated side access to the front of the property.







Ground floor

Approximate total area⁽¹⁾
67.9 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

