



8 Redmires Close, Rushall,
Walsall, WS4 1ET

Offers in the Region Of £415,000

Rushall

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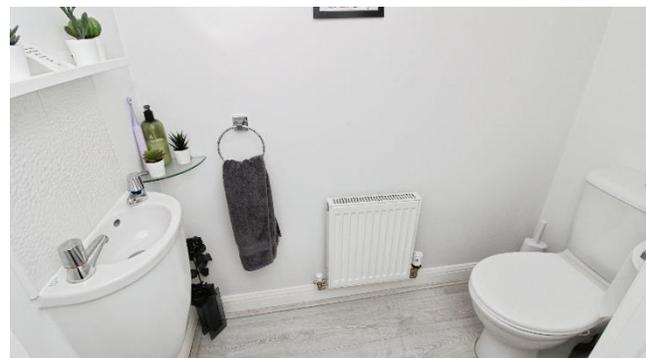
Paul Carr Estate Agents are delighted to offer for sale this immaculately presented, modern, four-bedroom detached house set in a popular cul-de-sac location in Rushall, benefiting from good access to public transport, nearby schools and local amenities.

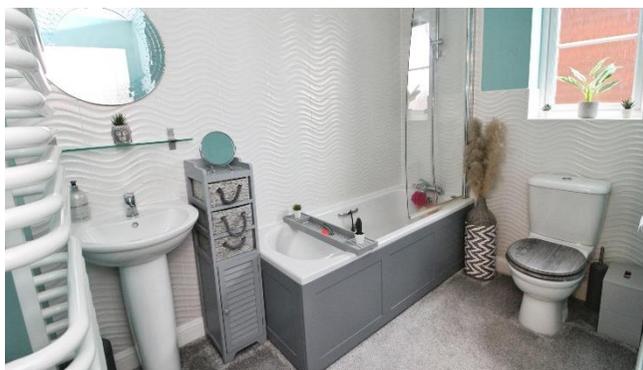
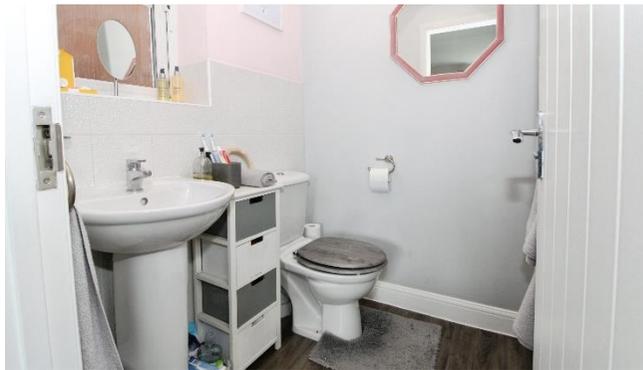
The ground floor features a light and spacious lounge with bay window to the front, and an impressive open-plan kitchen / diner enjoying excellent natural light. The kitchen offers a range of fitted units, integrated dishwasher, double oven and gas hob, and space for an American-style fridge/freezer. French windows open directly onto a neatly maintained garden, providing a pleasant outlook and easy indoor-outdoor flow. A useful utility room complements the kitchen, providing further fitted units, plumbing for washing machine, space for tumble dryer and access to the garage.

Upstairs, the principal double bedroom includes built-in wardrobes and an en-suite shower room with WC, wash basin and shower cubicle. Three further double bedrooms provide flexible accommodation, with one benefiting from built-in storage. A stylish family bathroom serves the additional bedrooms, incorporating bath, WC and wash basin.

Externally, the property benefits from off-road parking to the front, a single garage and an EV charging point, along with the attractively maintained rear garden.

The house is well placed for a number of schools and everyday amenities, with shops, supermarkets and services available in and around the town centre. Walsall railway station provides services towards Birmingham New Street and Wolverhampton, with typical journey times of around 20-25 minutes to central Birmingham. Bus routes in the area offer additional links to surrounding neighbourhoods and retail facilities, making this an appealing and convenient residential location.





Property Specification

Hall

Lounge - 6.13m (20'1") into bay x 3.15m (10'4")

Kitchen/Dining Room - 6.25m (20'6") max x 4.17m (13'8") max

Utility - 2.33m (7'8") x 1.50m (4'11")

WC

Garage

Bedroom 1 - 3.87m (12'8") into wardrobe x 3.64m (11'11")

Bedroom 2 - 4.02m (13'2") x 2.57m (8'5") plus alcove

En-suite Shower Room - 2.19m (7'2") max x 1.55m (5'1") max

Bedroom 3 - 3.15m (10'4") x 3.09m (10'2") to wardrobe front

Bedroom 4 - 4.75m (15'7") max x 2.45m (8')

Bathroom - 2.52m (8'3") x 1.70m (5'7") plus recess

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: 18th February 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: E

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+)	A		
(81-91)	B		
(69-80)	C	78	82
(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

