Aldridge 01922 454 014 Aldridge@paulcarrestateagents.co.uk

233 Lichfield Road, Rushall, Walsall, WS4 1EA

Offers in the Region Of £280,000

Paul Carr Estate Agents are delighted to present to market this well-proportioned, extended three-bedroom semi-detached house set along Lichfield Road in Rushall and offered for sale with no onward chain.

The ground floor provides two generous reception rooms. The front reception offers a bright bay window and traditional fireplace, ideal as a main sitting room.

To the rear, an extended reception overlooks the garden and links neatly to the extended kitchen, creating a practical everyday living and dining space. The kitchen provides ample worktop and storage, tiled flooring and direct access to a useful utility area with further units, appliance space and garden access.

Upstairs are three bedrooms and a family shower room with white suite and separate shower enclosure. The main bedroom is a good double with fitted wardrobes, with two further bedrooms suitable for family, guests or home working. Outside, the property benefits from a block-paved driveway and lawned front garden.

To the rear is a good-sized, mature garden with established planting, level lawn and patio seating area, offering excellent outdoor space for recreation or entertaining guests.

Rushall provides everyday amenities along Lichfield Road and Rushall High Street, including local shops, cafés and services. Nearby green spaces include Park Lime Pits Nature Reserve and Walsall Arboretum, both popular for walks and leisure. Bus routes along Lichfield Road give regular services into Walsall town centre and towards Lichfield. Walsall railway station, around 10 minutes' drive, offers services to Birmingham New Street in approximately 25 minutes, providing convenient connections for commuters.

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: 22nd September 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 £47.50 + VAT (£57 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.

Measurements:

Hall -	5.26m (17'3") x 0.94m (3'1")
Sitting Room -	4.24m (13'11") plus bay x 3.58m (11'9")
Extended Lounge -	6.34m (20'10") x 3.12m (10'3") max
Breakfast Kitchen -	5.33m (17'6") x 2.26m (7'5") max
Utility -	2.20m (7'3") x 1.96m (6'5")
WC -	1.80m (5'11") x 0.94m (3'1")
Bedroom 1 -	4.24m (13'11") plus bay x 3.09m (10'2")
Bedroom 2 -	4.24m (13'11") x 3.09m (10'2")
Bedroom 3 -	2.82m (9'3") x 2.29m (7'6")
Bathroom -	2.29m (7'6") x 2.24m (7'4")
Garage -	4.57m (15') x 2.06m (6'9")

Viewer's Notes:

Tenure: Freehold

Council Tax Band: C

Connected Services: Gas, water, electric & drainage

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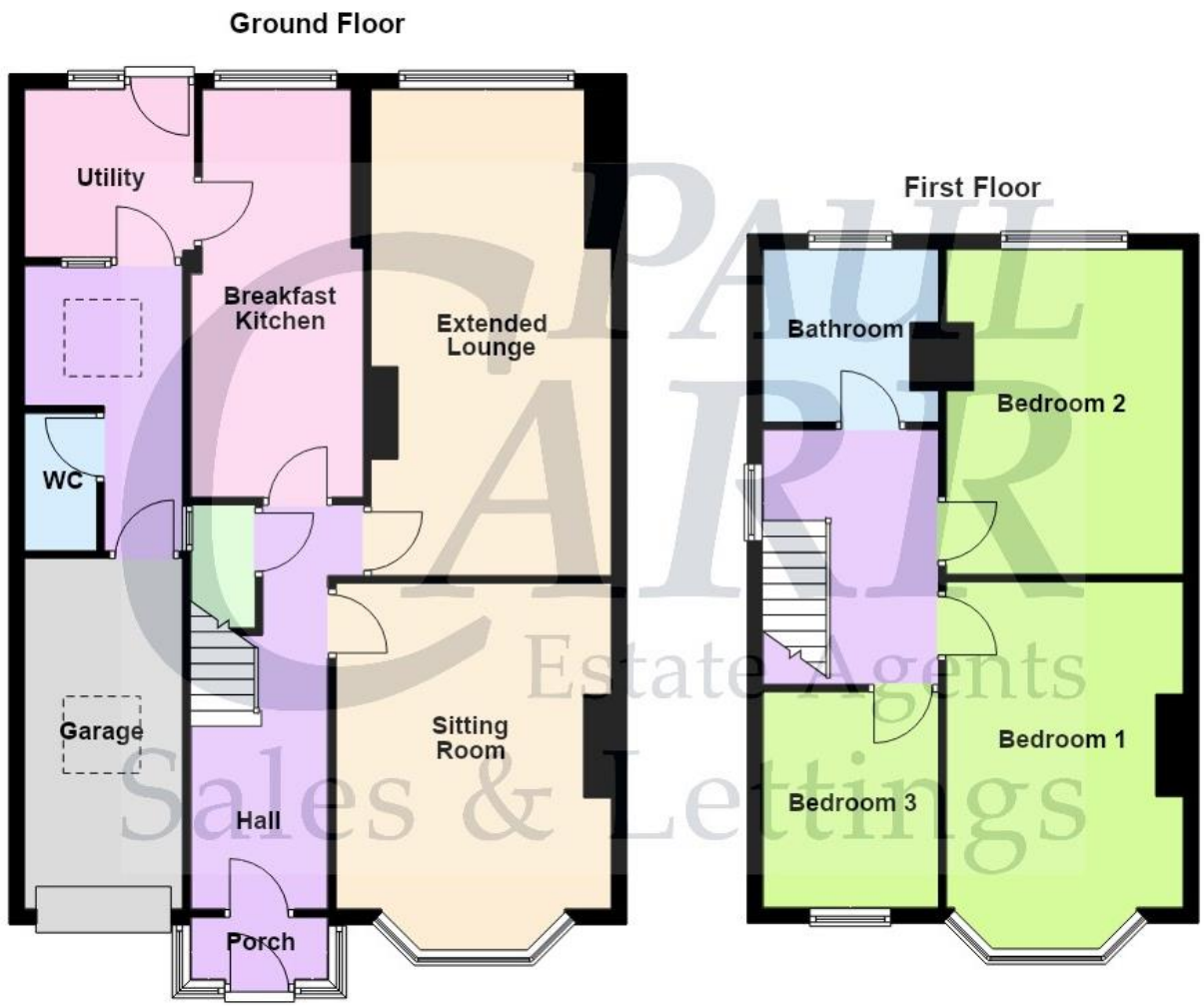
Floor Plan

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



Energy Performance Rating

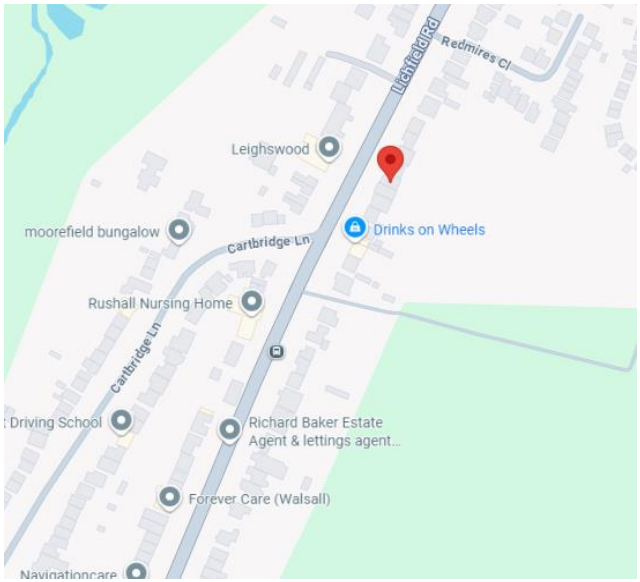
NEW

INSTRUCTION

AWAITING

EPC

Map Location



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