



199 Barns Lane,
Walsall, WS4 1HN

Offers in the Region Of £240,000

Rushall

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Ground Floor:

The property is entered via a porch with a cupboard housing the meter, leading into the hallway which benefits from a wall light point, radiator, stairs rising to the first floor and access to the principal ground floor rooms. The lounge features a double glazed window to the front elevation, two wall light points, a radiator and a gas fireplace. A separate sitting room offers a ceiling light point, radiator, gas fireplace and double glazed sliding doors opening to the rear garden. The kitchen is fitted with wall and base units and includes a stainless steel sink with drainer and mixer tap, ceiling light point, radiator, useful under-stairs storage cupboard and a door leading through to the utility room. The utility provides base units, a ceiling light point, access to the rear garden and an internal door to the garage. The garage includes a ceiling light point, storage cupboard and a door to the front of the property.

First Floor:

The first-floor landing has an obscure double-glazed window to the side elevation, loft hatch, wall light point and doors leading to all accommodation. Bedroom one enjoys a double glazed window to the front elevation along with a ceiling light point and radiator. Bedroom two overlooks the rear and is fitted with a ceiling light point and radiator, while bedroom three has a front-facing double glazed window, ceiling light point and radiator. The shower room comprises a low flush WC, wash hand basin, corner shower cubicle with shower over, radiator, ceiling light point, an obscure double-glazed window to the rear and a cupboard housing the boiler.

Exterior:

To the front of the property there is a tarmac driveway providing off-road parking along with a small garden area. The rear garden features a slabbed patio area with a pathway leading to a further garden space with established shrubbery, a greenhouse and boundary fencing.





Property Specification

Entrance Porch

Hallway

Lounge - 12' 9" x 10' 9"
(3.88m x 3.27m)

Sitting Room - 11' 4" x 10' 4"
(3.45m x 3.15m)

Kitchen - 8' 0" x 7' 9"
(2.44m x 2.36m)

Utility Room - 6' 9" x 9' 0"
(2.06m x 2.74m)

Garage - 16' 8" x 8' 0"
(5.08m x 2.44m)

First Floor Landing

Bedroom One - 12' 9" x 10' 5"
(3.88m x 3.17m)

Bedroom Two - 11' 5" x 10' 5"
(3.48m x 3.17m)

Bedroom Three - 7' 9" x 7' 0"
(2.36m x 2.13m)

Shower Room - 6' 9" x 8' 0"
(2.06m x 2.44m)

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: 16th January 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:

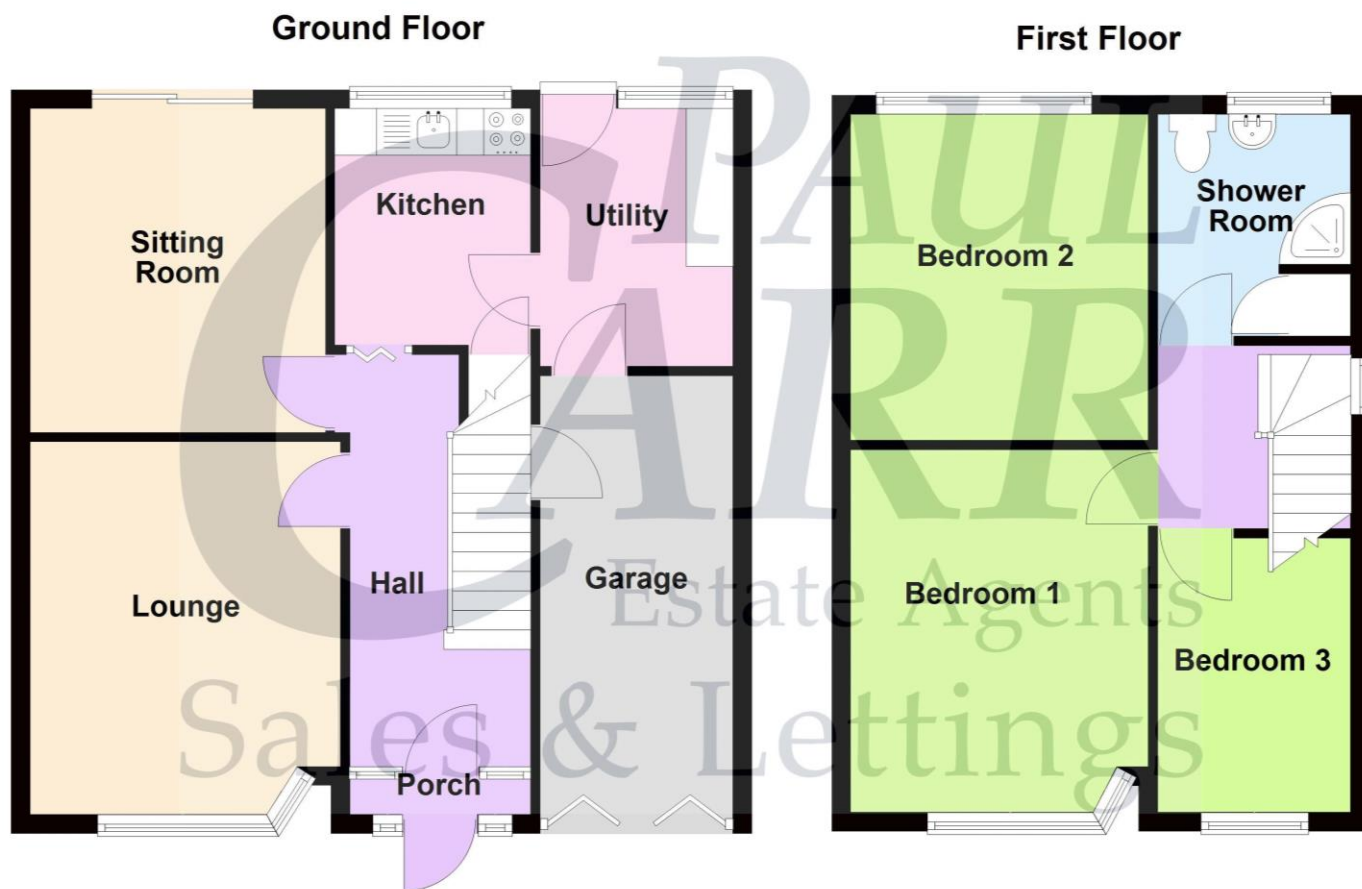
Services connected: Gas, Electric, Water & Drainage

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

NEW
INSTRUCTION
AWAITING
EPC

Map Location

