



20 Rough Brook Road, Rushall,  
Walsall, WS4 1EW

**Offers in the Region Of £180,000**



# Rushall

*Offers in the Region Of £180,000*



Set within easy reach of amenities and transport links and offered for sale with no onward chain, this modern, end-terraced property would make an ideal first-time purchase and an internal viewing is highly recommended.

Internal inspection reveals a welcoming reception hallway with guest WC off and access to the kitchen area which features a range of wall / base units, integrated oven and hob with extractor over and cupboard housing central heating boiler. A further doorway leads from the hall into the light and spacious lounge/diner which has stairs leading to the first floor and French windows to the rear garden.

To the first floor, bedroom one is a good-sized double bedroom with ensuite shower facilities and there is a further double bedroom with fitted wardrobes and the family bathroom with suite comprising WC, wash basin and bath.

Externally there is an enclosed rear garden and an allocated parking space to the front of the property.





## Property Specification

Lounge/Diner -	5.79m (19') max x 3.86m (12'8")
Kitchen -	3.04m (10') x 1.90m (6'3")
WC	
Bedroom 1 -	3.86m (12'8") max x 3.74m (12'3") max to doorway
Ensuite -	1.89m (6'3") max x 1.81m (5'11") max
Bedroom 2 -	3.86m (12'8") x 2.55m (8'5")
Bathroom -	1.93m (6'4") x 1.89m (6'3")

### 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 October 2023

### Viewer's Note:

Services connected: All mains services connected.

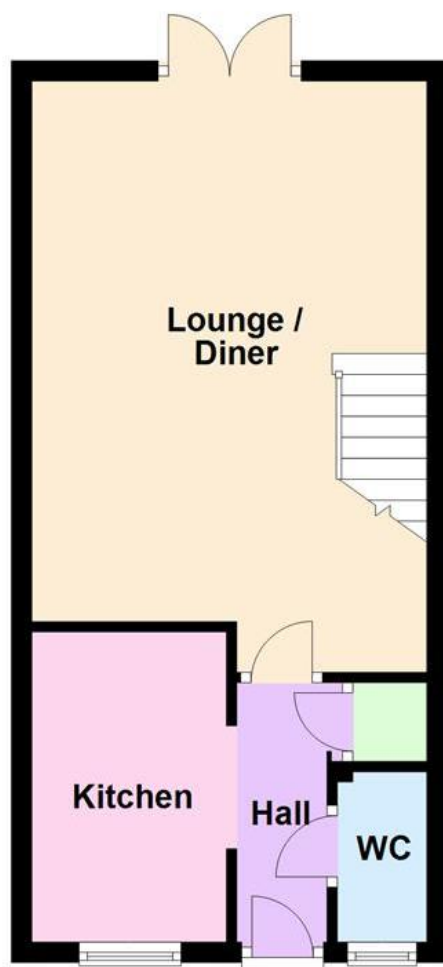
Council tax band: B

Tenure: Freehold

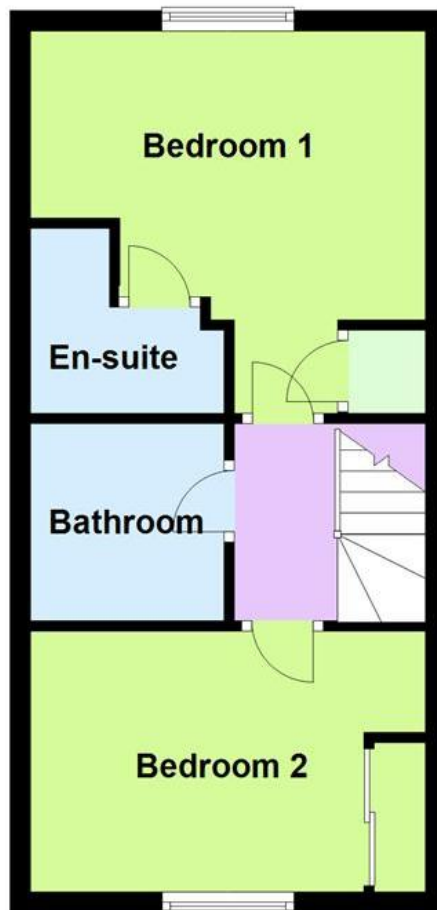
# Floor Plan

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

## Ground Floor




## First Floor



# Energy Efficiency Rating

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

# Map Location

