



93 Daw End Lane, Rushall,  
Walsall, WS4 1JP

Offers in the Region Of £200,000

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#### Ground Floor

The porch has a double-glazed window to the side and a door leading to the lounge. The lounge includes a radiator, gas fireplace, ceiling light point, two wall light points, a double-glazed window to the fore and a door to the inner hallway.

The inner hallway contains an understairs storage cupboard and opens into the dining room, which has a double-glazed French-style door to the garden, a gas fireplace, ceiling light point, radiator, stairs to the first-floor landing and a door to the kitchen.

The kitchen features a range of wall and base cupboard units, a door to the garden, a double-glazed window to the side elevation, a ceiling light point, one and a half bowl sink with drainer and mixer tap, radiator, extractor fan and a door to the utility.

The utility includes an obscure double-glazed window to the side elevation, ceiling light point, door to the garden and a door to the downstairs WC.

The downstairs WC has obscure double-glazed windows to the side and rear, a ceiling light point, wash hand basin and low flush WC.

#### First Floor

The landing has a ceiling light point and doors leading to the bedrooms and shower room. Bedroom one includes a ceiling light point, double glazed window to the fore and radiator. Bedroom two features a ceiling light point, double glazed window, an over-stairs storage cupboard with loft hatch and a radiator.

The shower room has an obscure double-glazed window to the rear, vanity wash hand basin, low flush WC, ceiling light point, radiator, cupboard housing the boiler and a shower cubicle with shower over.

#### Exterior

The front of the property offers a garden with boundary walls, gated steps leading to the front porch and a feature gravel garden space. The rear includes a slabbed patio leading to a garden area with boundary fencing and border planters.



# Property Specification



## Entrance Porch

Lounge - 13' 4" x 11' 2" (4.06m x 3.40m)

## Inner Hallway

Dining Room - 13' 6" x 12' 3" (4.11m x 3.73m)

Kitchen - 13' 4" x 7' 4" (4.06m x 2.23m)

Utility Room - 7' 3" x 6' 7" (2.21m x 2.01m)

Downstairs WC - 3' 4" x 7' 2" (1.02m x 2.18m)

Bedroom One - 13' 4" x 11' 2" (4.06m x 3.40m)

Bedroom Two - 11' 4" x 12' 2" (3.45m x 3.71m)

Shower Room - 7' 0" x 12' 2" (2.13m x 3.71m)

## 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: 5th December 2025

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:

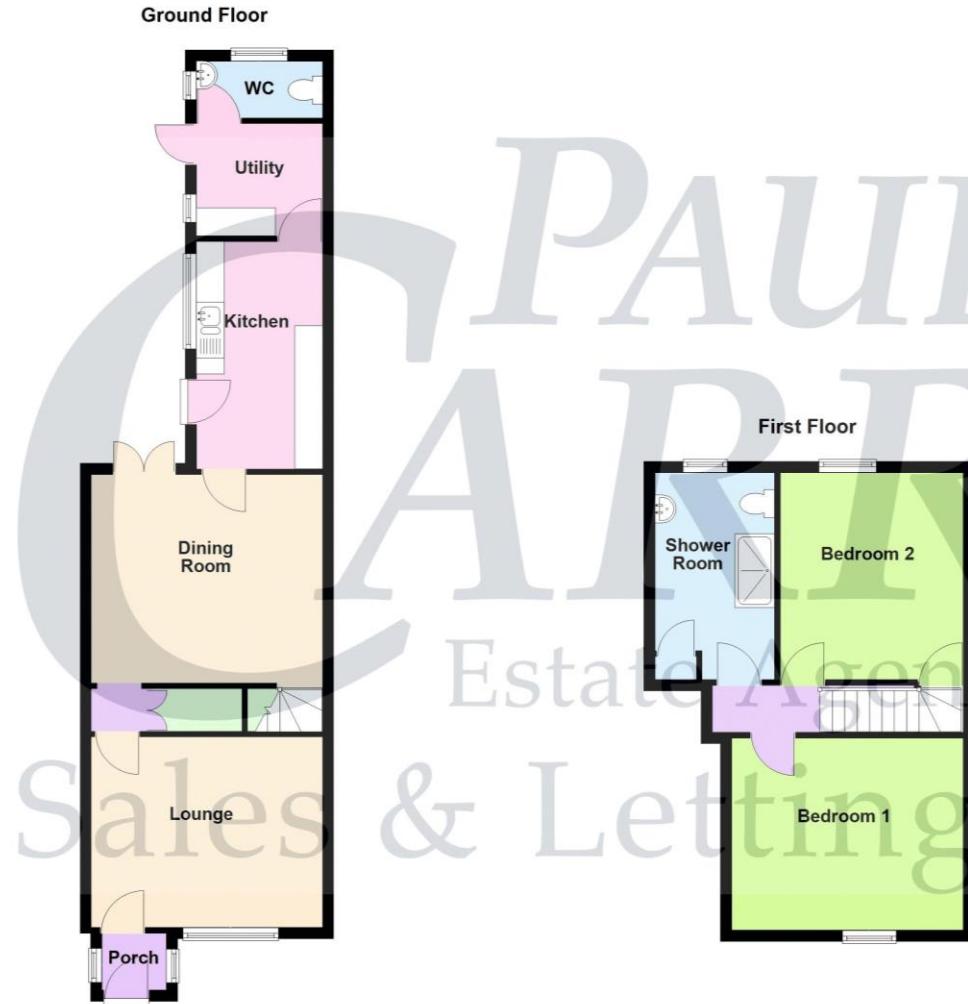
Services connected: Gas, water, electric & drainage

Council tax band: B

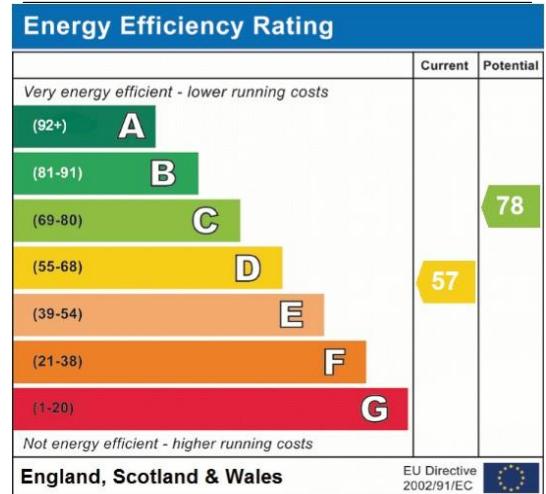
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

