



1B Barns Lane, Rushall
Walsall, WS4 1HG

Offers in the Region Of £270,000

Rushall

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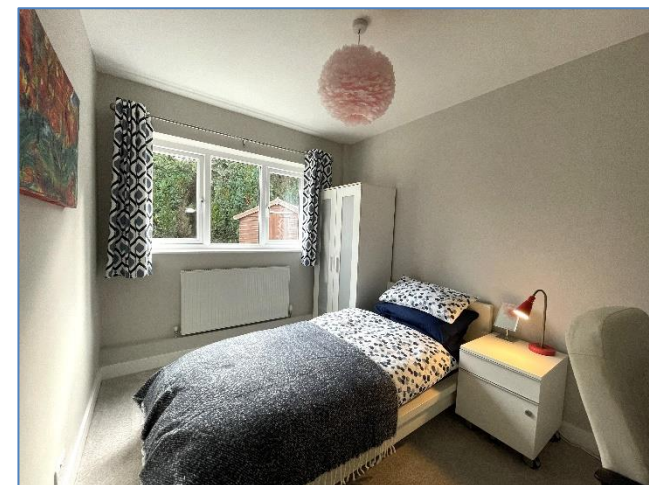
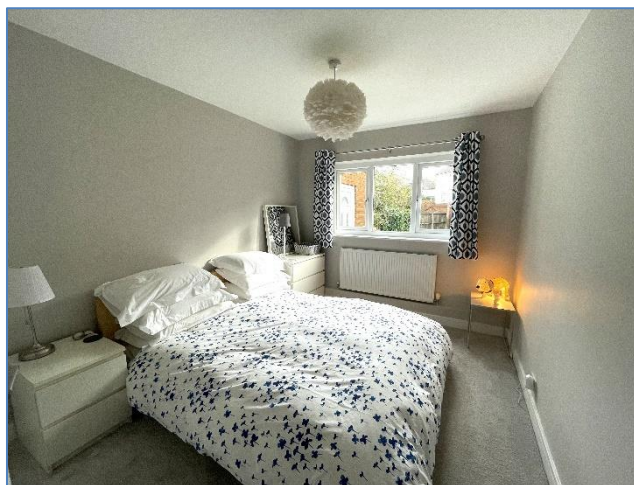
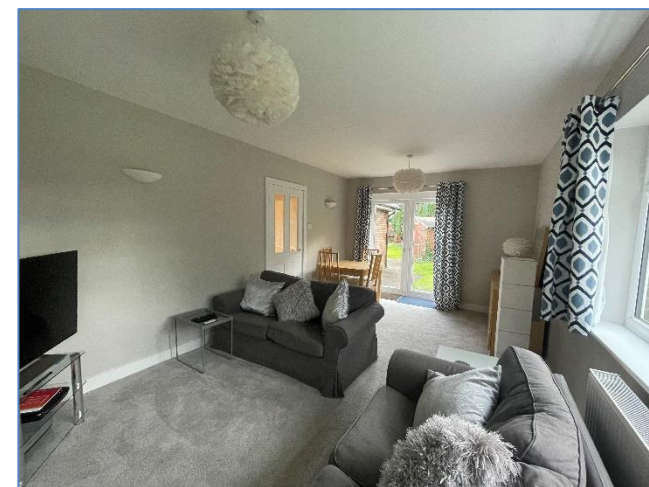
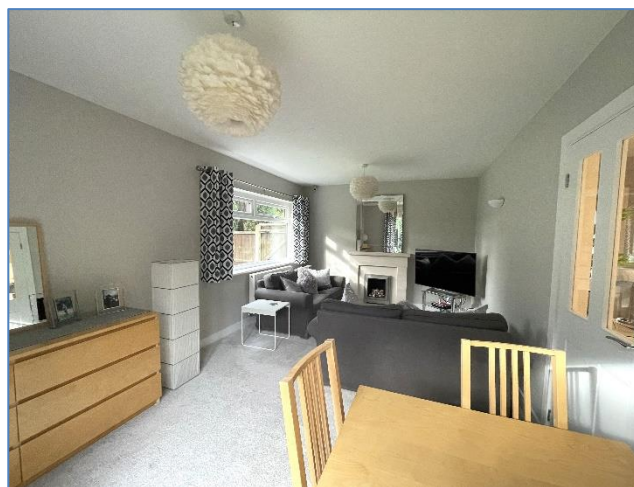
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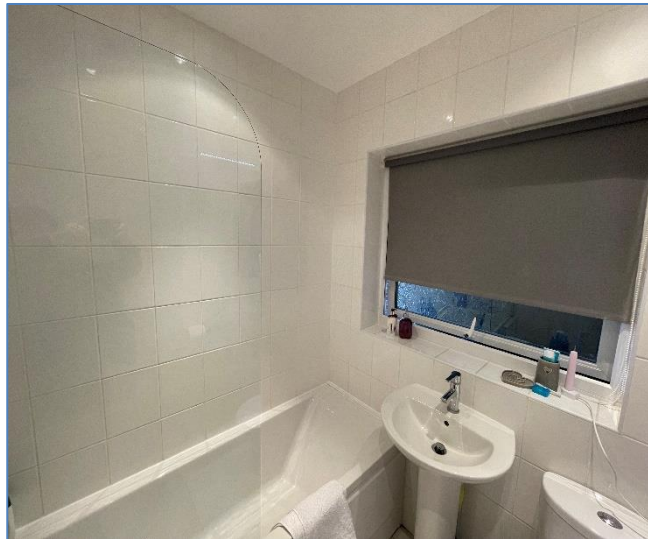
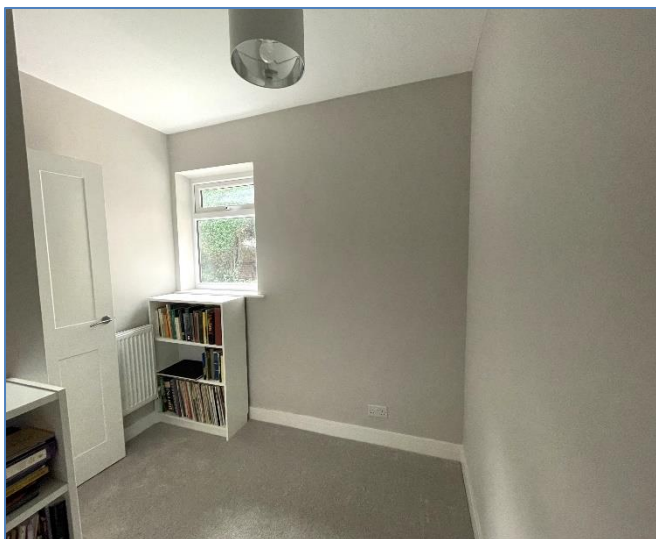
Barns Lane is brought to the market offering impressive accommodation and should be viewed at the earliest possible opportunity.

Having been the subject from considerable modernisation the internal accommodation benefits from a pleasant lounge with feature fire surround and double doors leading to the rear garden, modern fitted kitchen which comprises a range of high gloss wall and base units, integrated double oven, hob, fridge freezer and dishwasher. Two double bedrooms along with a further single bedroom which could also be used as office space and family bathroom.

The bungalow is located on a good size plot and benefits from extensive front and rear gardens with the rear garden having vehicular access.

The property further benefits from a side garage and utility area.





Property Specification

WELL PRESENTED AND IMPROVED THROUGHOUT
THREE BEDROOMS
PLEASANT LOUNGE
MODERN HIGH GLOSS KITCHEN
FAMILY BATHROOM

Hallway

Fitted Kitchen

15' 8" x 8' 11" (4.77m x 2.71m)

Pleasant Lounge

17' 6" x 10' 6" (5.34m x 3.21m)

Bedroom One

11' 6" x 8' 11" (3.50m x 2.72m)

Bedroom Two

11' 5" x 7' 10" (3.49m x 2.40m)

Bedroom Three

7' 10" max x 8' 2" max (2.39m max x 2.49m max)

Bathroom

Utility Area

8' 7" x 8' 0" (2.61m x 2.44m)

Garage

15' 0" x 8' 2" (4.58m x 2.48m)

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:

Viewer's Note:

Services connected: Gas, Electric, Drainage and Water
Council tax band: C
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

