



53 Earls Road, Rushall,
Walsall, WS4 1JA

£110,000

Rushall

£110,000



Interior:

The property is entered via a hallway with a radiator, ceiling light point and a storage cupboard housing the boiler, with doors leading to the main accommodation.

The lounge features a radiator, ceiling light point, electric fireplace and a double glazed window to the front aspect.

The kitchen is fitted with a range of wall and base cupboard units incorporating a stainless steel sink with drainer and mixer tap, electric hob and oven, plumbing for a washing machine, space for a fridge/freezer and built-in shelving, along with a ceiling light point and a double glazed window to the front.

The bedroom benefits from a radiator, ceiling light point and a double glazed window to the rear.

The bathroom is fitted with a bath with shower over, low flush WC and wash hand basin, complemented by a heated chrome towel rail, ceiling light point and an obscure double glazed window to the rear.

Exterior:

Externally, the property benefits from a communal garden space to the rear with established shrubbery, along with an allocated outside storage shed.





Property Specification

Entrance Hallway

Lounge - 14' 3" x 13' 0"
(4.34m x 3.96m)

Kitchen - 11' 1" x 6' 5"
(3.38m x 1.95m)

Master Bedroom - 13' 0" x 8' 9"
(3.96m x 2.66m)

Bathroom - 5' 1" x 6' 2"
(1.55m x 1.88m)

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 March 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: A

Tenure: Leasehold - 125 years from 12th April 1999

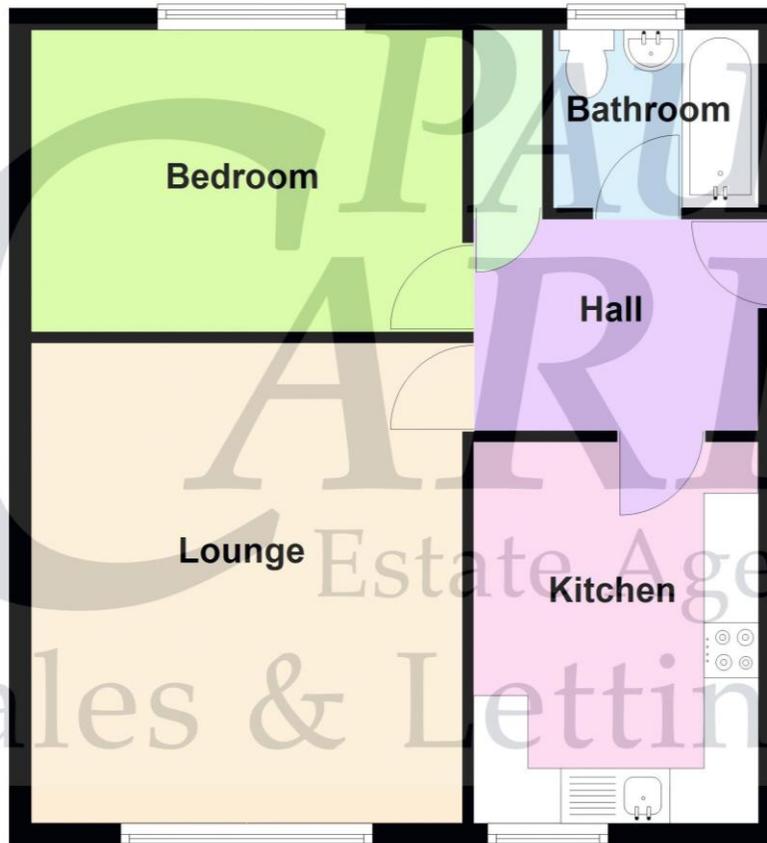
Lease Remaining: 98 years remaining

Ground Rent & Service Charge - £800 per annum

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

