



Lime Grove,
Rushall, WS4 1JS

Offers in the Region Of £210,000

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Paul Carr Estate Agents are pleased to present to market this three-bedroom semi-detached house, ideal for first-time buyers and young families alike and offered for sale with no onward chain.

The property features a dual aspect living room, bathed in light from two large windows, providing a comfortable space for relaxation or entertaining guests. The kitchen offers a range of fitted units, an integrated oven and hob, plumbing for a dishwasher and space for a table, making it suitable for everyday family use. A useful utility room adds further practicality.

Upstairs, there are two double bedrooms and one single bedroom, along with a bathroom comprising bath and wash basin, and a separate WC off the landing. Externally, the property benefits from an established rear garden, providing outdoor space for relaxation or play, as well as off-road parking.

The house is well placed for local amenities in Aldridge and Walsall, including shops, supermarkets and everyday services. Nearby schools cater for primary and secondary age groups, offering convenient options for families. Parks and green spaces around Walsall offer opportunities for walking and leisure, contributing to a balanced residential setting.

Public transport links are accessible, with Walsall railway station providing services to Birmingham New Street in around 20 minutes and connections to Wolverhampton and other West Midlands destinations. Local bus services offer further links into Walsall town centre and surrounding areas. Road connections are good, with access to the A34 and A461 linking to the wider regional network, including the M6 for commuting across the Midlands.





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



Property Specification

Hall

Living Room 5.61m (18'5") x 3.29m (10'10") max

Breakfast Kitchen

3.70m (12'2") max x 3.34m (10'11") max

Utility 2.17m (7'2") x 1.42m (4'8")

Landing

Bedroom 1 3.38m (11'1") plus recess x 3.13m (10'3")

Bedroom 2 3.79m (12'5") x 2.43m (8') plus recess

Bedroom 3 2.51m (8'3") plus alcove x 2.39m (7'10")

Bathroom 1.73m (5'8") x 1.37m (4'6")

WC

Viewer's Note

Services connected: Gas, electricity, water and drainage.

Council tax band: B Tenure: Freehold

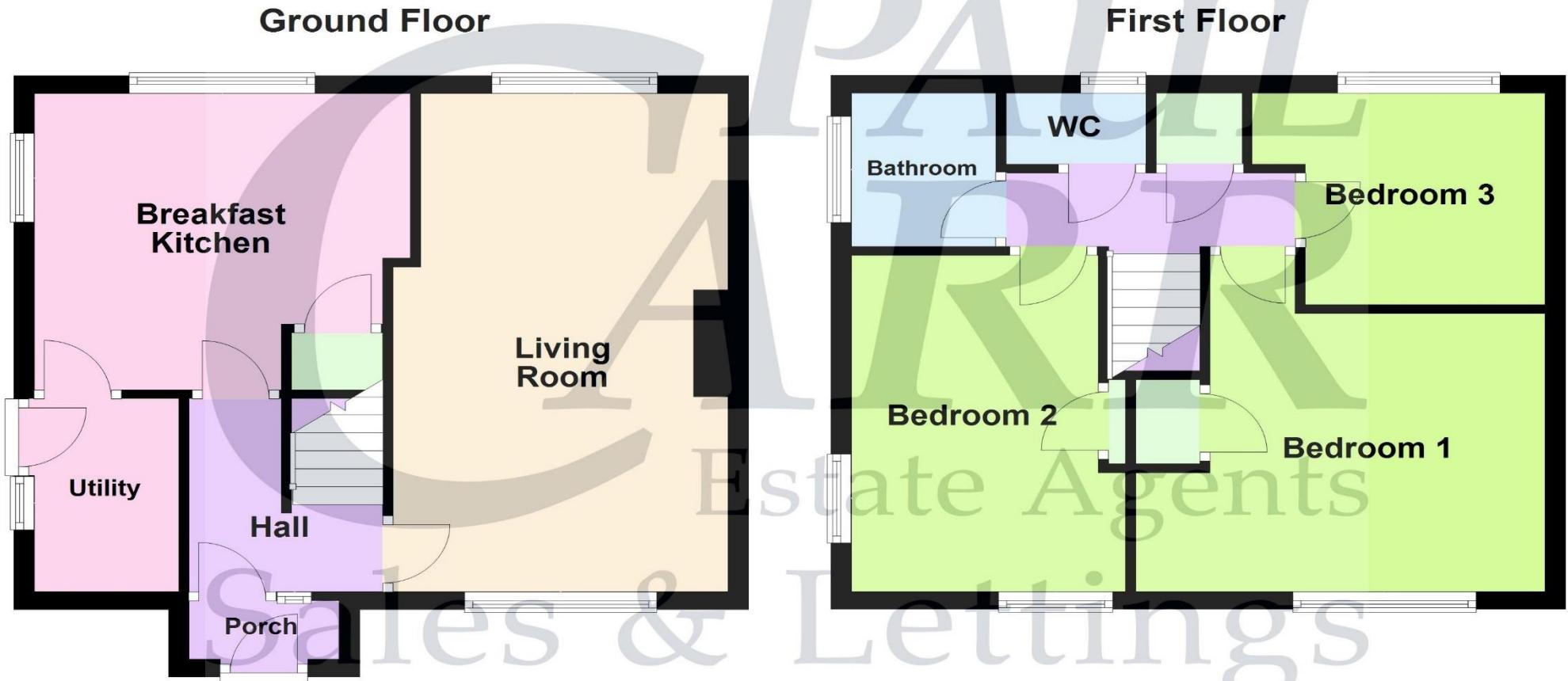
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

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.

Floor Plan

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



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Plan produced using PlanUp.