



Queens Road, Rushall
Walsall, WS4 1HY

Offers in the Region Of £230,000

Rushall

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Paul Carr Estate Agents are delighted to present to market this superb three-bedroom, mid-terraced house set in a popular residential area, offering well-presented accommodation, ideally suited to first-time buyers and young families alike, with an early viewing essential to fully appreciate all it has to offer.

The ground floor features a light and airy lounge with a bay window to the front, and an open-plan kitchen / diner. The kitchen provides a breakfast bar, space for a dining table, integrated double oven, hob with stylish extractor over, and a dishwasher. A useful utility room sits just off the kitchen featuring fitted units, plumbing for a washing machine, space for a tumble dryer and access to a guest WC. French windows open directly from the kitchen onto the neatly maintained rear garden, creating an attractive connection between indoor and outdoor space.

Upstairs, there are two generous double bedrooms and a third single bedroom with built-in storage space. The modern shower room includes a walk-in shower cubicle with mains shower, WC, wash basin and fitted storage.

Externally, the property benefits from driveway parking to the front and a neatly maintained rear garden with lawned and patio area - ideal for entertaining or relaxation.

The house is well located for local amenities in Rushall, including shops, cafés and everyday services, with further facilities available in Aldridge and Walsall town centres. Nearby schools make this an appealing option for families. Public transport links are readily accessible, with bus routes connecting Rushall to Walsall and surrounding areas.

Walsall railway station, reachable in around 15 minutes by car or local bus, provides regular services towards Birmingham and other regional destinations, with journey times to Birmingham New Street typically around 25-30 minutes. Local parks and green spaces around Rushall and Walsall offer additional leisure and recreation opportunities.





Property Specification

Hall

Lounge

4.45m (14'7") x 3.40m (11'2") plus bay

Kitchen / Diner

6.50m (21'4") x 3.00m (9'10")

Utility Room

3.66m (12') x 2.10m (6'10")

WC

Landing

Bedroom 1

4.20m (13'9") x 3.45m (11'4")

Bedroom 2

4.45m (14'7") x 3.00m (9'10")

Bedroom 3

2.82m (9'3") x 2.53m (8'4")

Shower Room

2.37m (7'9") x 1.64m (5'5")

Agent's Notes

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.

Viewer's Notes

Services connected: Gas, electricity, water and drainage.

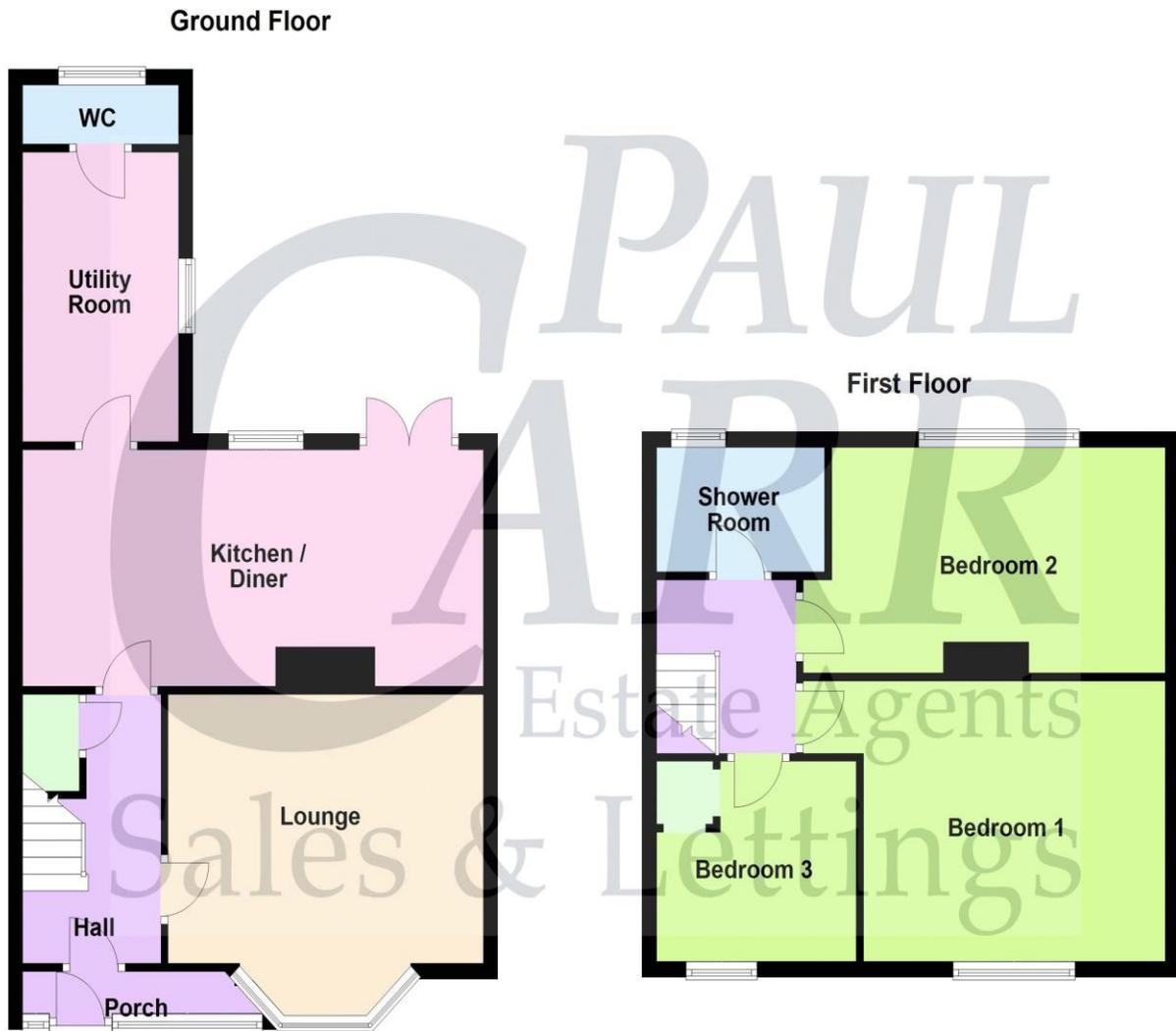
Council tax band: B

Tenure: Freehold

Please note that the property is fitted with solar panels - further details are available on request.

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

