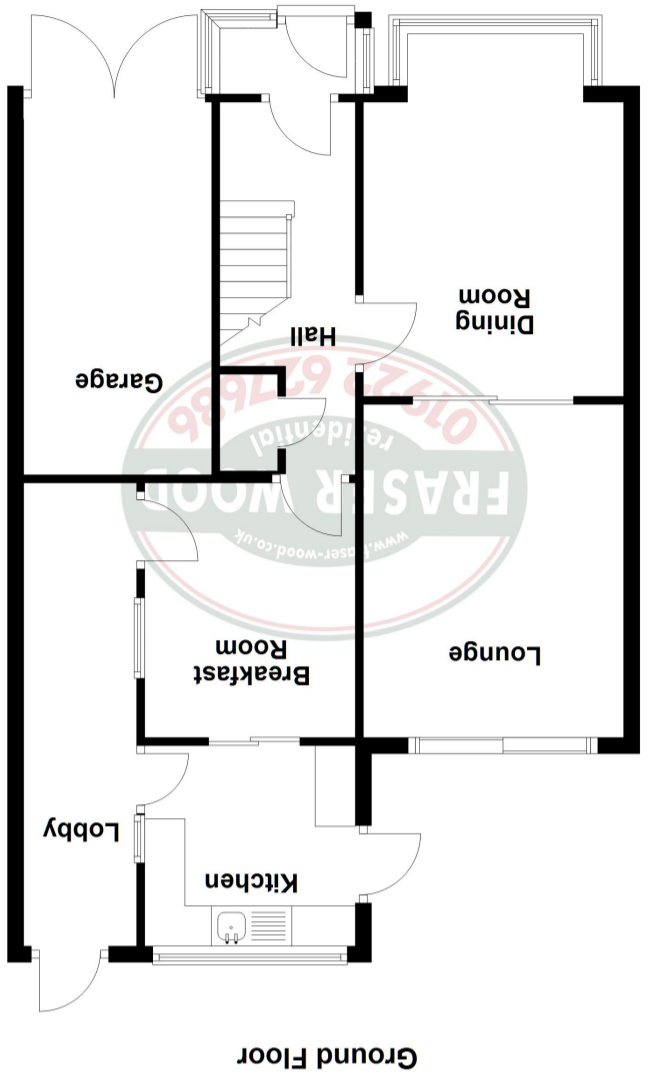
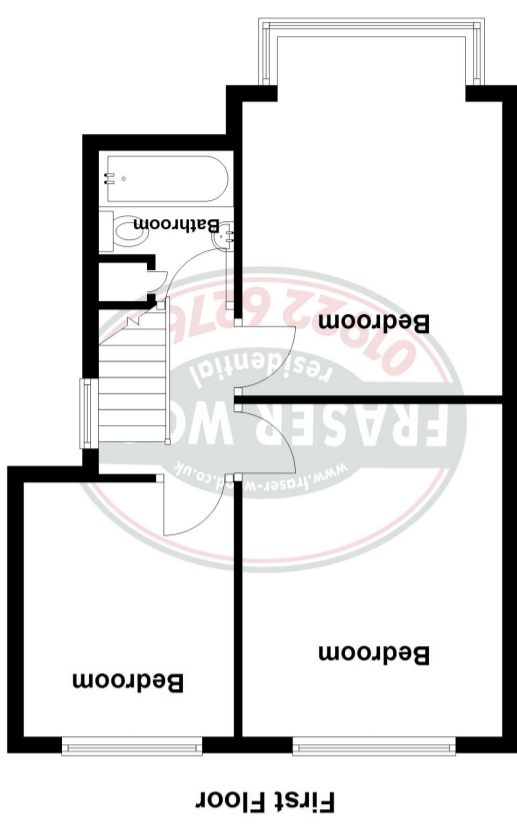




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

Energy Efficiency Rating	
Current	Potential
84	84
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



12 Barns Lane, Rushall, WS4 1HE

OFFERS REGION £239,950





12 BARNES LANE, RUSHALL

Traditional semi-detached house located close to Winterley Lane/Lichfield Road, Rushall, conveniently situated for local facilities in Rushall within reasonable walking distance, schools for children of all ages and public transport services along either Lichfield Road or Barnes Lane provide access to neighbouring areas.

Although in need of certain modernisation, the property offers an excellent opportunity for the discerning purchaser to move in and carry out improvements as and when they wish to.

The accommodation briefly comprises the following:- (all measurements approximate)

UPVC double glazed PORCH

leading to:

RECEPTION HALL

having hot water radiator and stores area beneath stairs.

THROUGH LOUNGE comprising:

FRONT LOUNGE AREA

14' 0" into bay x 10' 6" (4.27m x 3.20m) with tiled fireplace and hearth, gas fire point, UPVC double glazed leded front window, hot water radiator and coved ceiling.

REAR SITTING ROOM/DINING AREA

13' 4" x 10' 9" (4.06m x 3.28m) with hot water radiator, gas fire point, coved ceiling and double glazed patio doors leading to the paved patio area.

EXTENDED BREAKFAST KITCHEN comprising:

BREAKFAST AREA

with central heating boiler and hot water radiator.



KITCHEN AREA

7' 5" x 8' 2" (2.26m x 2.49m) having part tiled walls, fitted base and wall cupboards, work surfaces, sink unit, plumbing for automatic washing machine, two UPVC double glazed windows and hot water radiator.

FIRST FLOOR LANDING

BEDROOM NO 1 (Front)

14' 2" into bay x 10' 6" (4.32m x 3.20m) with hot water radiator and UPVC double glazed leded front window.

BEDROOM NO 2 (Rear)

13' 10" x 10' 7" (4.22m x 3.23m) with hot water radiator and UPVC double glazed window.

BEDROOM NO 3 (Rear)

7' 10" x 9' 6" (2.39m x 2.90m) with hot water radiator and UPVC double glazed window.

PART TILED BATHROOM

having coloured suite comprising panelled bath with Triton Cara electric shower over, w.c. and wash hand basin, UPVC double glazed leded window to front elevation, hot water radiator and with airing cupboard/linen store off.



OUTSIDE

MAINLY BORDERED FOREGARDEN

with mature shrubs and LARGE BLOCK PAVED DRIVEWAY providing off-road parking and access to:

SIDE STORES (previously Garage)

14' 6" x 6' 0" (4.42m x 1.83m) which in turn leads through to a VERANDAH AREA

EXTENSIVE REAR GARDEN

having paved patio area leading down to mature lawn with borders, including a polytunnel and large greenhouse of particular note to the active gardener.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band B with Walsall Council.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/23/08/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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