



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.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Total floor area 90.0 sq.m. (969 sq.ft.) approx



Energy Efficiency Rating	
Current	Potential
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92-100)
Very energy efficient - lower running costs	
70	86



80 Lichfield Road, Rushall, WS4 1NN

OFFERS OVER £260,000



80 LICHFIELD ROAD, RUSHALL, WALSALL

Refurbished semi-detached house in a sought after location and being sold with No Upward Chain.

The property is conveniently situated for all amenities, including public transport services to neighbouring areas, local shopping facilities and schools for children of all ages.

Viewing is essential to appreciate the accommodation on offer, which includes: Porch, Reception Hall, Lounge, Breakfast Kitchen, Three Bedrooms, Re Fitted Bathroom, Front Driveway and Rear Garden and comprises in more detail the following:- (all measurements approximate)



PORCH

Having entrance door, tiled floor and ceiling light point.

RECEPTION HALL

Having part glazed entrance door, pin spot lighting, radiator, laminate flooring and stairs off to first floor.

GUEST WC

Having low level WC, wash hand basin, ceiling light point and upvc double glazed window to side.

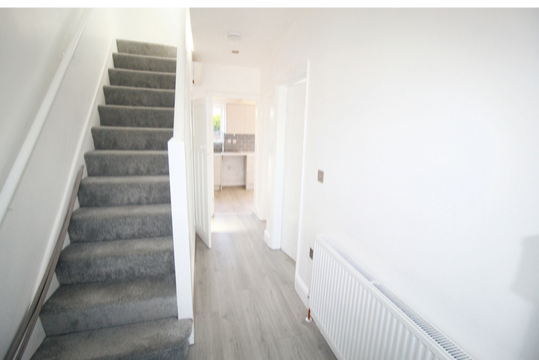


LOUNGE

3.41m x 4.32m (11' 2" x 14' 2") Having upvc double glazed angular bay window to front, ceiling light point, radiator and laminate flooring.

OPEN PLAN KITCHEN / DINER

3.60m x 5.35m (11' 10" x 17' 7") Having inset sink unit, wall, base and drawer cupboards, working surfaces, tiled splashback surrounds, built in oven with 4 ring gas hob and extractor hood over, plumbing for automatic washing machine, pin spot lighting, central heating boiler, radiator, ceiling light point, laminate flooring, upvc double glazed window to rear and upvc double glazed French doors to rear garden.



FIRST FLOOR LANDING

Having upvc double glazed window to side, ceiling light point and loft hatch.

BEDROOM ONE

3.17m x 4.49m (10' 5" x 14' 9") Having upvc double glazed angular bay window to front, ceiling light point and radiator.

BEDROOM TWO

Having upvc double glazed window to rear, ceiling light point and radiator.



BEDROOM THREE

2.11m x 2.50m (6' 11" x 8' 2") Having upvc double glazed window to front, ceiling light point and radiator.

BATHROOM

Having white suite comprising: panelled bath with fitted shower attachment, wash hand basin with vanity unit under, low level WC, fully tiled walls, tiled floor, ceiling light point, heated towel rail and upvc double glazed window to rear.



FRONT

Having lawn and driveway to front.

REAR

Having enclosed rear garden with timber fencing surround, patio area, lawn and side gate.

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 for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

FIXTURES AND FITTINGS

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

COUNCIL TAX

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

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/08/06/23

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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.

IMPORTANT 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.