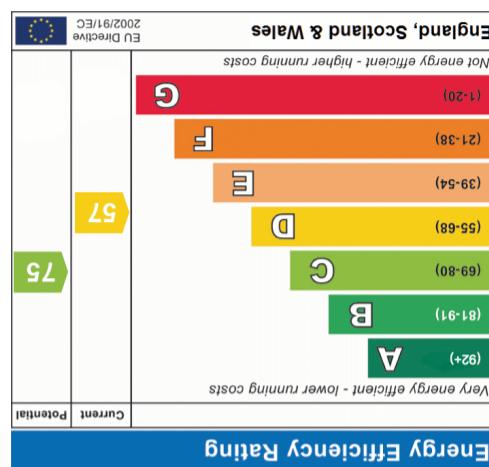


NOTE: The *checklist* and *checklist* are the same, but the *checklist* is for *preliminary* purposes, so you may choose either one and we will be happy to check the *preliminary*.



224 Lichfield Road, Rushall, WS4 1SA

OFFERS REGION £325,000

224 LICHFIELD ROAD, RUSHALL

This semi-detached house is located on the popular Lichfield Road within reasonable distance of Walsall town centre and local shopping facilities in Rushall centre and is well served by all amenities including schools for children of all ages and public transport services to neighbouring areas.

The property affords ideal spaciously proportioned family accommodation which briefly comprises the following: - (all measurements approximate)

RECEPTION HALL

with double panel hot water radiator, cornice and dado rail and with stores off.

GUEST CLOAKROOM off,

having w.c. and wash hand basin.

FRONT RECEPTION ROOM

13' 10" into bay x 13' 10" (4.22m x 4.22m) with Adam style fireplace having cast iron inset, cornice, double panel hot water radiator and UPVC double glazed window.

REAR RECEPTION ROOM

13' 2" x 11' 3" (4.01m x 3.43m) plus additional 6' x 4' (1.83m x 1.21m) having brick fireplace and chimney breast with multi fuel cast iron inset.

EXTENDED WET ROOM

having shower, w.c., wash hand basin and UPVC double glazed window.

KITCHEN

15' x 11' 6" (4.57m x 3.51m) having part tiled walls, a full range of fitted base and wall cupboards, inset stainless steel sink unit with mixer tap, breakfast bar, work surfaces, double panel hot water radiator, gas hob and electric oven.

LAUNDRY ROOM

9' x 7' 10" (2.74m x 2.39m) with hot water radiator, UPVC double glazed window, plumbing for automatic washing machine and with access door to rear garden.

FIRST FLOOR LANDING

BEDROOM NO 1 (Front)

14' 6" x 12' (4.42m x 3.66m) with UPVC double glazed window, hot water radiator and fireplace.

BEDROOM NO 2 (Rear)

13' x 11' 8" (3.96m x 3.56m) with hot water radiator and UPVC double glazed window.

BEDROOM NO 3 (Rear)

11' 4" x 9' 8" (3.45m x 2.95m) with UPVC double glazed window and hot water radiator.

BEDROOM NO 4 (Front)

9' x 6' (2.74m x 1.83m) with hot water radiator and UPVC double glazed window.

PART TILED BATHROOM

having bath with mixer shower attachment, w.c., vanity wash hand basin and shower cubicle (large hole to side wall), hot water radiator and UPVC double glazed window.

A separate STAIRCASE leads to:

ATTIC ROOM

14' 8" x 15' 4" (4.47m x 4.57m) with UPVC double glazed window but no heating and providing access to further roof space.

OUTSIDE

LARGE BLOCK PAVED DRIVEWAY

providing off-road parking for several vehicles.

A separate SIDE ACCESS leads to the:

ENCLOSED REAR GARDEN

with wooden decked area leading down to a mature lawn with borders.

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.

FIXTURES & 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 C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/20/11/25

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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.

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.

