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Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
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	
78	65



103 Springfields, Rushall, WS4 1LB

OFFERS REGION £165,000



103 SPRINGFIELDS, RUSHALL

Deceptively spacious, three bedroomed mid-town house, located within approximately 1km distance of local shopping facilities in Rushall centre with public transport services available to both Walsall, Brownhills and Lichfield.

The property presently has a tenant in situ and we have been informed that they are currently paying a rental of £750 per calendar month (£9,000 per annum), although we have not been provided with a copy of any formal tenancy agreement.

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

HALL ENTRANCE

THROUGH LOUNGE

18' 5" x 11' 0" (5.61m x 3.35m) with double panel hot water radiator, additional single panel hot water radiator, UPVC double glazed window to front elevation and UPVC single glazed window to rear.

KITCHEN

9' 7" x 8' 3" (2.92m x 2.51m) plus additional 5' 6" x 10' 0" (1.68m x 3.05m) having part tiled walls, inset ceramic one and a half bowl sink unit with mixer tap above, range of fitted base and wall cupboards, work surfaces, hot water radiator, storage cupboard beneath stairs, UPVC double glazed window to front and UPVC single glazed window and door to rear elevation,

FIRST FLOOR LANDING

BEDROOM NO 1 (Front)

10' 5" x 11' 2" (3.17m x 3.40m) plus 4' 10" x 1' 9" (1.47m x 0.53m) with hot water radiator and UPVC double glazed window.



BEDROOM NO 2 (Front)

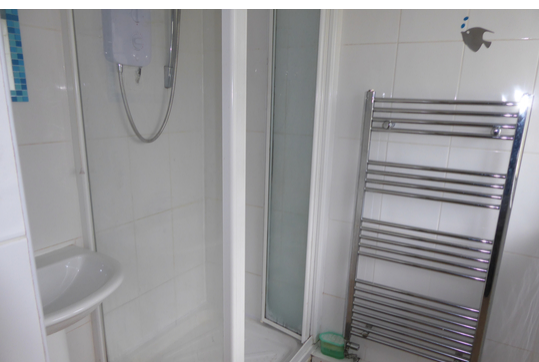
12' 5" x 8' 0" (3.78m x 2.44m) having UPVC double glazed window and hot water radiator.

BEDROOM NO 3 (Rear)

8' 0" x 8' 4" (2.44m x 2.54m) with UPVC single glazed window and hot water radiator.

SHOWER ROOM

having shower cubicle with electric shower over, w.c., wash hand basin, towel radiator and two UPVC single glazed windows.



OUTSIDE

LAWNED FOREGARDEN

with pedestrian right-of-way covered entry leading to:

ENCLOSED REAR GARDEN

with part paved yard/patio leading to lawned area.

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 B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/13/02/24

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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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