

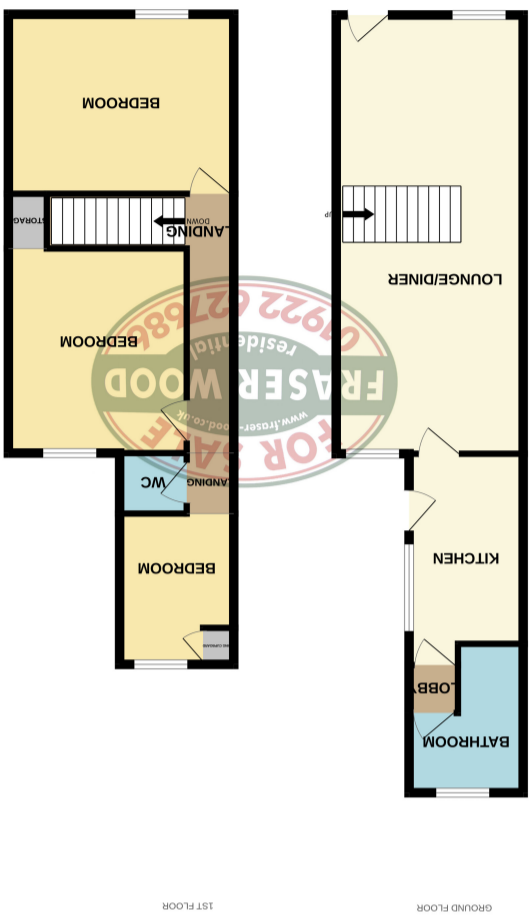


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

While every attempt has been made to ensure the accuracy of the information contained here, measurements of dimensions, contents and any other items are approximate and responsibility is taken by the client. The agent is not responsible for any errors or omissions. They have no liability for any loss or damage of any kind. This is not a contract. It is a guide only. It is not to be used as a basis for any claim. It is made with Moneys 2022

Energy Efficiency Rating	
Current	Potential
75	51
<b>Very energy efficient - lower running costs</b> A (92+) (81-91) (69-80) (55-68) (39-54) (21-38) (1-20)	
<b>Not energy efficient - higher running costs</b> G	

England, Scotland & Wales  
EU Directive 2002/91/EC



125 Daw End Lane, Rushall, WS4 1LD

OFFERS REGION £190,000



## 125 DAW END LANE, RUSHALL

This conveniently situated three bedroomed mid-terraced house offers an excellent opportunity for the first time buyer or property investor.

The property is well served by local amenities including public transport services to neighbouring areas, local shopping facilities in Rushall and a good range of schools for children of all ages.

Viewing is recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)

### THROUGH LOUNGE/DINER

8.27m x 3.52m (27' 2" x 11' 7") having wooden entrance door, UPVC double glazed window to front, two ceiling light points, two central heating radiators, brick built fireplace surround with fitted electric fire, stairs off to first floor and with UPVC double glazed window to rear.

### KITCHEN

3.57m x 2.15m (11' 9" x 7' 1") having inset stainless sink unit, wall, base and drawer cupboards, roll top work surfaces, electric cooker point, appliance space, plumbing for automatic washing machine and dishwasher, tiled floor, two ceiling light points, heated towel rail, UPVC double glazed window to side and UPVC door to rear garden.

### LOBBY

having UPVC double glazed window to side, pin spot lighting and heated towel rail.



### GROUND FLOOR BATHROOM

having white suite comprising corner bath with fitted shower unit, pedestal wash hand basin, low flush w.c., bidet, tiled splash back surrounds, ceiling light point, central heating radiator, tiled floor and UPVC double glazed window to rear.

### FIRST FLOOR LANDING

having ceiling light point and central heating radiator.

### BEDROOM NO 1

4.16m x 3.39m (13' 8" x 11' 1") having UPVC double glazed window to front, ceiling light point and central heating radiator.

### BEDROOM NO 2

3.67m x 3.26m (12' 0" x 10' 8") having UPVC double glazed window to rear, ceiling light point, central heating radiator, loft hatch and built-in store cupboard.

### BEDROOM NO 3

2.64m x 2.14m (8' 8" x 7' 0") having UPVC double glazed window to rear, ceiling light point, radiator and built-in store cupboard housing the central heating boiler.

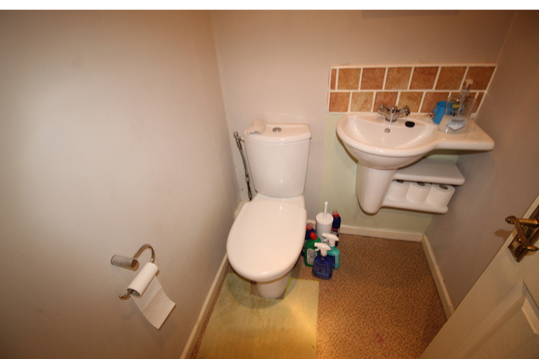
### W.C.

having low flush w.c., pedestal wash hand basin, tiled splash back surrounds, pin spot lighting, heated towel rail and extractor fan.

### OUTSIDE

#### SMALL FOREGARDEN

with pathway to front entrance door.



### ENCLOSED REAR GARDEN

with timber and walled surround, patio area, lawn with a variety of trees and shrubs and gravelled 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](http://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//DBH22/07/24

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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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