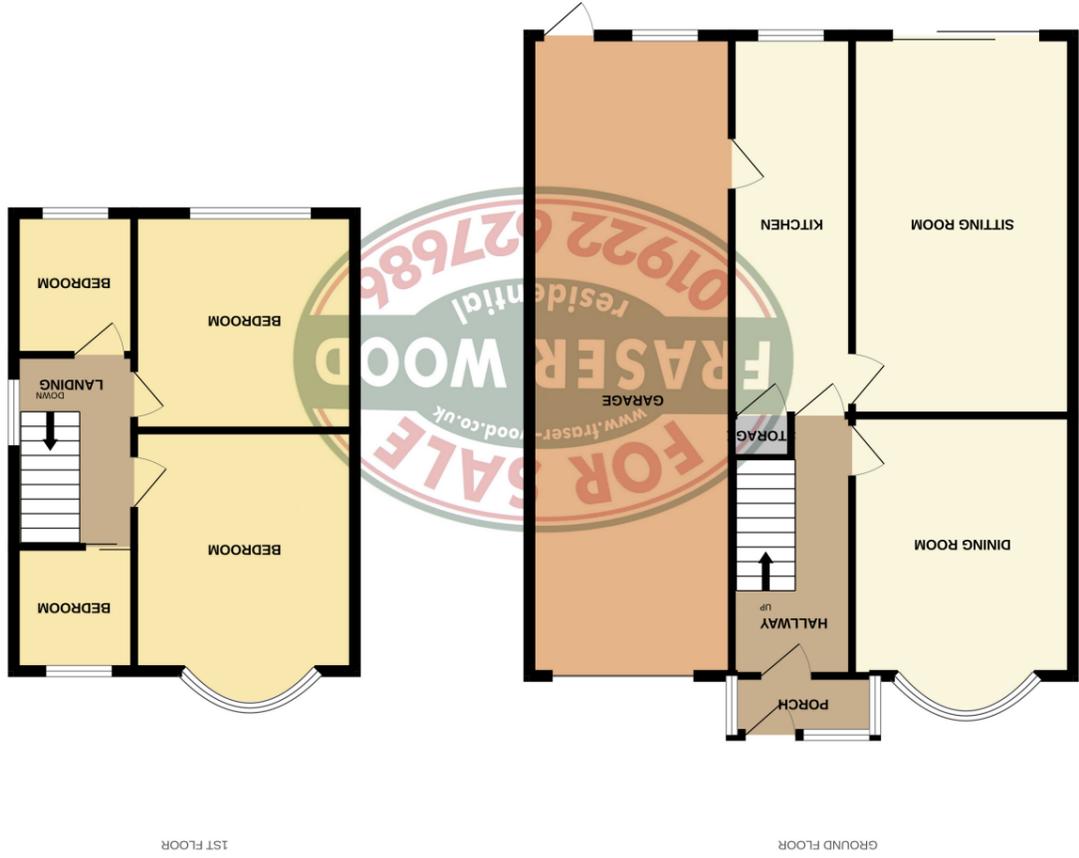




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or quantity can be given. Made with Metropix c2020



52 Carbridge Lane, Rushall, WS4 1SB

OFFERS REGION £325,000



52 CARTBRIDGE LANE, RUSHALL

This traditional style detached family house is conveniently situated in this popular residential area being well served by local amenities including public transport services to neighbouring areas, local shopping facilities and schools for children of all ages.

The property has the benefit of an extensive rear garden and affords tremendous scope for modernisation/extension, subject to necessary planning consents, for a discerning purchaser to improve the accommodation to suit their own requirements.

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

PORCH

having entrance door, tiled floor and wall light point.

RECEPTION HALL

having entrance door, ceiling light point, central heating radiator and stairs off to first floor.

LOUNGE

5.86m x 3.37m (19' 3" x 11' 1") having UPVC double glazed patio door to rear garden, two ceiling light points, central heating radiator and feature fireplace surround with fitted gas fire.

DINING ROOM

4.62m x 3.36m (15' 2" x 11' 0") having double glazed angular bay window to front, ceiling light point, central heating radiator, tiled fireplace surround and coved cornices.



KITCHEN

5.86m x 1.81m (19' 3" x 5' 11") having inset stainless steel sink unit, wall, base and drawer cupboards, work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob, appliance space, two strip lights, central heating radiator, under stairs storage cupboard and UPVC double glazed window to rear.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point and loft hatch.

BEDROOM NO 1

4.26m x 3.24m (14' 0" x 10' 8") having UPVC double glazed angular bay window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

3.34m x 2.96m (10' 11" x 9' 9") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobes and cupboards.

BEDROOM NO 3

1.88m x 1.81m (6' 2" x 5' 11") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BATHROOM

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

OUTSIDE



LAWNED FOREGARDEN

with a variety of trees and bushes and with BLOCK PAVED DRIVEWAY providing off-road parking for several vehicles and pathway to front entrance door.

TANDEM GARAGE

9.80m x 3.08m (32' 2" x 10' 1") having up-and-over entrance door, power and lighting, central heating boiler, plumbing for automatic washing machine and with UPVC window and door to rear garden.

EXTENSIVE, ENCLOSED REAR GARDEN

with timber fencing surrounds, paved patio area, mature lawn, well stocked flower and shrub borders, a variety of trees and bushes, timber garden shed and cold water hose tap.

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 D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/25/03/26

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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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