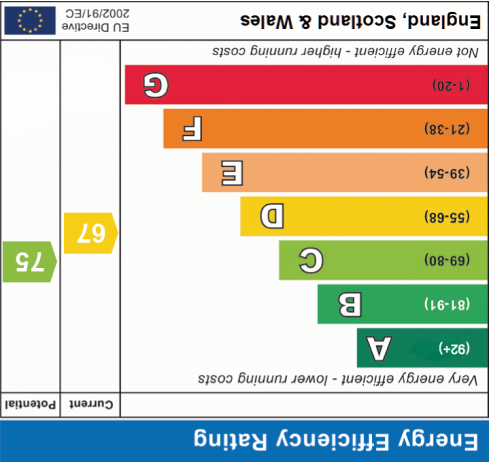
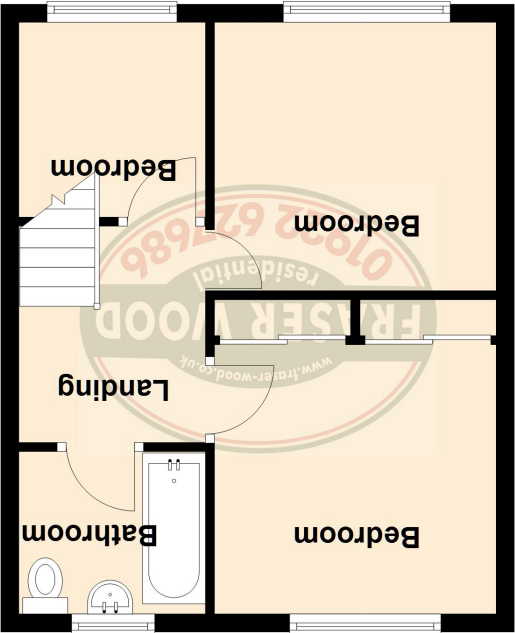
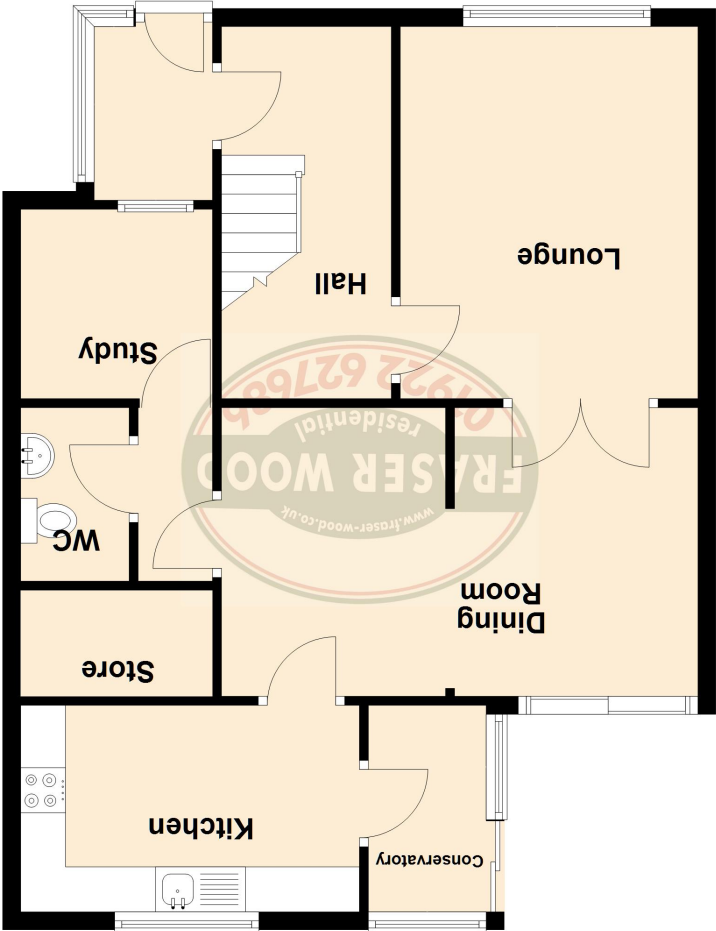




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.
Do so particularly if you are contemplating travelling some distance to view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

Total area: approx. 101.9 sq. metres (1097.0 sq. feet)



2a Cartbridge Lane, Rushall, WS4 1SB

OFFERS REGION £350,000



2a CARTBRIDGE LANE, RUSHALL

This three/four bedroomed detached house occupies a good size corner plot in a much sought after location well served for all amenities including public transport services to neighbouring areas and schools for children of all ages.

Being offered to the market with the benefit of No Upward Chain, the property has great potential for extension, subject to necessary planning permission and briefly comprises the following:- (all measurements approximate)

PORCH

Having upvc entrance door, upvc double glazed windows.

RECEPTION HALL

Having entrance door, ceiling light point, central heating radiator, coved cornices, under stairs storage cupboard and stairs off to first floor.

LOUNGE

3.25m x 4.32m (10' 8" x 14' 2") Having upvc double glazed window to front, ceiling light point, central heating radiator, coved cornices, feature fireplace surround and double doors to:

DINING ROOM

2.98m x 5.21m (9' 9" x 17' 1") Having upvc double glazed patio door to rear garden, two ceiling light points, central heating radiator and upvc double glazed door to rear garden.

KITCHEN

2.53m x 3.56m (8' 4" x 11' 8") Having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surfaces, tiled splashback surrounds, gas cooker point with extractor hood over, strip light, appliance space and upvc double glazed window to side.



LOBBY

Having ceiling light point,

STUDY / BEDROOM FOUR

2.16m x 2.28m (7' 1" x 7' 6") Having upvc double glazed window to front, ceiling light point and central heating radiator.

UTILITY ROOM

Having central heating boiler, roll top working surface, plumbing for automatic washing machine, wash hand basin and ceiling light point.

CLOAKROOM

Having low level WC, wash hand basin with tiled splashback surrounds, ceiling light point and extractor fan.

REAR SUNROOM

Having upvc double glazed windows and upvc door to rear garden.

FIRST FLOOR LANDING

Having ceiling light point, airing cupboard and airing cupboard.

BEDROOM ONE

3.13m x 3.53m (10' 3" x 11' 7") Having upvc double glazed window to front, ceiling light point and central heating radiator.

BEDROOM TWO

3.09m x 3.14m (10' 2" x 10' 4") Having upvc double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM THREE

1.97m x 2.64m (6' 6" x 8' 8") Having upvc double glazed window to side. ceiling light point and central heating radiator.



BATHROOM

Having coloured suite comprising: panelled bath, pedestal wash hand basin, low level WC, tiled splashback surrounds, ceiling light point, central heating radiator, extractor fan and tiled floor.

OUTSIDE

FOREGARDEN

Having OFF-ROAD PARKING for 3-4 vehicles, mature lawn, variety of trees and bushes and ADDITIONAL SIDE GARDEN AREA with mature lawn, flower and shrub borders.

ENCLOSED REAR GARDEN

Having paved patio area, well stocked flower and shrub borders and side gate.

DOUBLE GARAGE

Having up and over door, power and lighting, door to rear garden.

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/23/10/25

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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.

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