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New Street | Rushall, Walsall | WS4 1JQ
Offers Over £350,000

 **Webbs**
estate agents

Summary

**** DETACHED PROPERTY ** VERY POPULAR RESIDENTIAL LOCATION ** GUEST CLOAKROOM ** LIVING ROOM ** UTILITY ROOM ** KITCHEN/DINER ** FOUR GOOD SIZE BEDROOMS ** EN-SUITE TO MASTER BEDROOM ** FAMILY BATHROOM ** GARAGE ** DRIVEWAY ** GARDENS ** EARLY VIEWING ESSENTIAL ****

Webbs Estate Agents have pleasure in offering for sale this very well presented 4 bedroom detached family home located on a popular residential development in Rushall. Being close to amenities, schools, shops and commuter links. Briefly comprising: entrance hallway, living room, kitchen/diner, utility room and a guest WC. To the first floor, the landing leads to four good size bedrooms, with en suite to the master and a family bathroom. Externally there is driveway parking, a garage and a private rear garden. EARLY VIEWING IS ADVISED!.

Key Features

- DETACHED FAMILY HOME
- POPULAR LOCATION
- FOUR BEDROOMS
- SPACIOUS LOUNGE
- LANDSCAPED GARDENS
- VERY WELL PRESENTED
- VIEWING ADVISED
- BATHROOM & ENSUITE
- FABULOUS KITCHEN DINER
- DRIVEWAY & GARAGE

Rooms and Dimensions

ENTRANCE HALL

LIVING ROOM

11'5" x 17'5" (3.5 x 5.31)

GUEST WC

6'1" x 3'2" (1.87 x 0.99)

KITCHEN / DINER

11'3" x 14'10" (3.45 x 4.53)

UTILITY ROOM

5'6" x 7'0" (1.68 x 2.14)

FIRST FLOOR LANDING

MASTER BEDROOM

11'8" x 12'0" (3.57 x 3.67)

EN SUITE SHOWER ROOM

5'9" x 5'5" (1.76 x 1.66)

BEDROOM TWO

12'2" x 8'9" (3.71 x 2.69)

BEDROOM THREE

12'5" x 9'3" (3.79 x 2.84)

BEDROOM FOUR

10'3" x 8'10" (3.14 x 2.7)

FAMILY BATHROOM

8'3" x 6'2" (2.53 x 1.9)

GARAGE

Identification Checks







Energy Efficiency Rating

Year	Energy Efficiency Rating
2009	83
2010	83
2011	83
2012	83
2013	83
2014	83
2015	83
2016	83
2017	83
2018	83
2019	83

Environmental Impact (CO₂ Rating)

Year	CO ₂ Rating
2009	93
2010	93
2011	93
2012	93
2013	93
2014	93
2015	93
2016	93
2017	93
2018	93
2019	93

England & Wales

EU Directive 2009/118/EC

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