



27 Edinburgh Drive, Rushall,
Walsall, WS4 1HS

Offers in the Region Of £280,000

Rushall

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Offered for sale with no upward chain this superb semi-detached home is set on a corner plot, boasting excellent family accommodation.

Approached via the block paved multi car driveway with electric vehicle charging point, inspection reveals the enclosed porch which gives way to the spacious entrance hall, where the tiled floor flows through to the modern kitchen/diner which is complemented by a separate utility area and has a conservatory off which overlooks the rear garden. Completing the ground floor accommodation is the guest wc and storage garage, a must for the modern family.

Stairs from the entrance hall rise to the first-floor landing where there are three bedrooms as well as the thoughtfully enlarged family bathroom which now boasts a modern suite with both a bath and a separate shower.

Outside to the rear, the low maintenance rear garden is surprisingly spacious with a paved patio and decked seating area as well as an artificial lawn and sunken trampoline.

A further benefit of the home is the timber cabin which boasts power and could be an additional playroom, entertaining space or a space to work from home.

With the added benefit of no upward chain viewing is highly recommended to appreciate the size and standard of accommodation on offer.





Property Specification

Porch -	1.87m (6'2") x 0.91m (3')
Hall -	4.60m (15'1") x 1.87m (6'2") max
Lounge -	4.40m (14'5") x 3.36m (11')
Kitchen/Diner -	5.33m (17'6") x 3.36m (11')
Breakfast/Utility Room -	2.74m (9') x 2.54m (8'4")
Conservatory -	2.67m (8'9") x 2.41m (7'11")
Utility -	3.35m (11') x 1.85m (6'1")
WC -	1.49m (4'11") x 0.88m (2'11")
Bedroom 1 -	3.60m (11'10") x 3.15m (10'4")
Bedroom 2 -	3.74m (12'3") x 3.05m (10')
Bedroom 3 -	2.57m (8'5") x 2.18m (7'2")
Bathroom -	2.30m (7'7") x 2.10m (6'11") plus 0.46m (1'6") x 0.46m (1'6")
Storage Garage -	2.54m (8'4") x 2.44m (8')

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 15th March 2024

Viewer's Note:

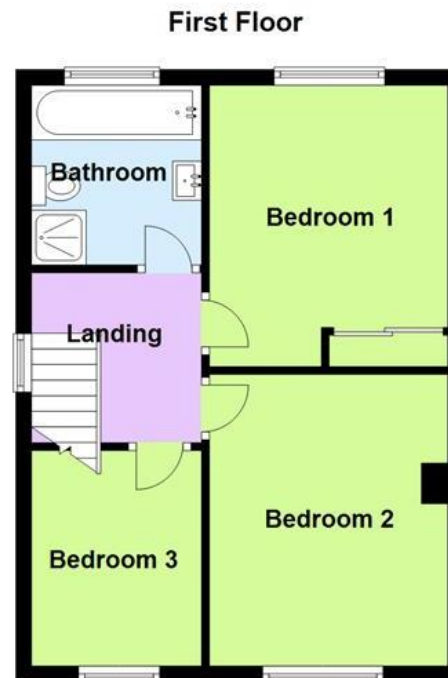
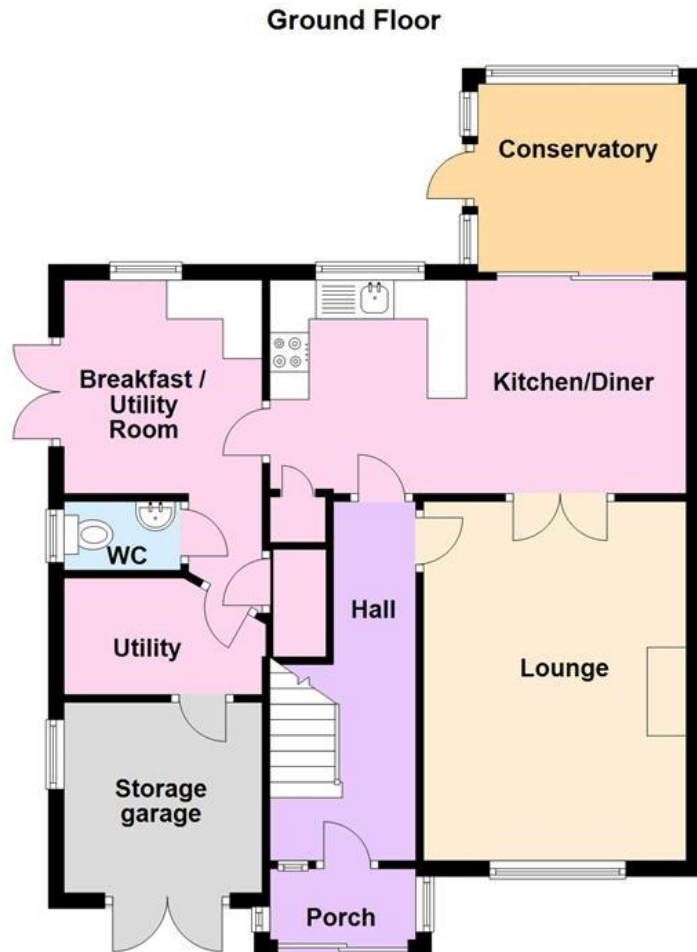
Services connected: Gas, Electric, Water & Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	48	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

