



Floyds Lane, Rushall
Walsall, WS4 1LE

Guide Price £190,000

Rushall

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Set within easy reach of amenities and transport links and offered for sale with no onward chain, this neatly presented bungalow has been improved by the current owners, benefiting from a re-fitted kitchen and redecoration throughout and an internal viewing is highly recommended to fully appreciate the property.

Internal inspection reveals a welcoming entrance hallway, light and airy lounge / dining room with a large window to the front elevation and doorway into the refitted kitchen which offers scope for further improvement and currently features a base unit, sink / drainer, breakfast bar and door into verandah which overlooks and gives access to the garden. Completing the accommodation there are two bedrooms - the larger of which features built in wardrobe space - and the bathroom with suite comprising WC, wash basin and bath.

Externally, there is a large, well-established rear garden and driveway parking to the front of the property with access to the garage.





Property Specification

NEATLY PRESENTED, SEMI-DETACHED BUNGALOW
AMENITIES AND TRANSPORT LINKS NEARBY
REDECORATED AND NEW HEATING INSTALLED
LIGHT AND AIRY LOUNGE / DINING ROOM
REFITTED KITCHEN WITH DOOR TO VERANDAH

Hall

Lounge / Dining Room 6.85m (22'6") x 3.50m (11'6")
max

Kitchen 3.26m (10'8") x 3.00m (9'10") max

Verandah 3.11m (10'3") x 1.75m (5'9")

Bedroom 1 3.26m (10'8") x 3.12m (10'3") plus
wardrobe

Bedroom 2 3.34m (10'11") x 2.72m (8'11") max

Bathroom 1.97m (6'6") x 1.71m (5'7")

Garage 4.78m (15'8") x 2.50m (8'2")

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: 3rd August 2023

Viewer's Note:

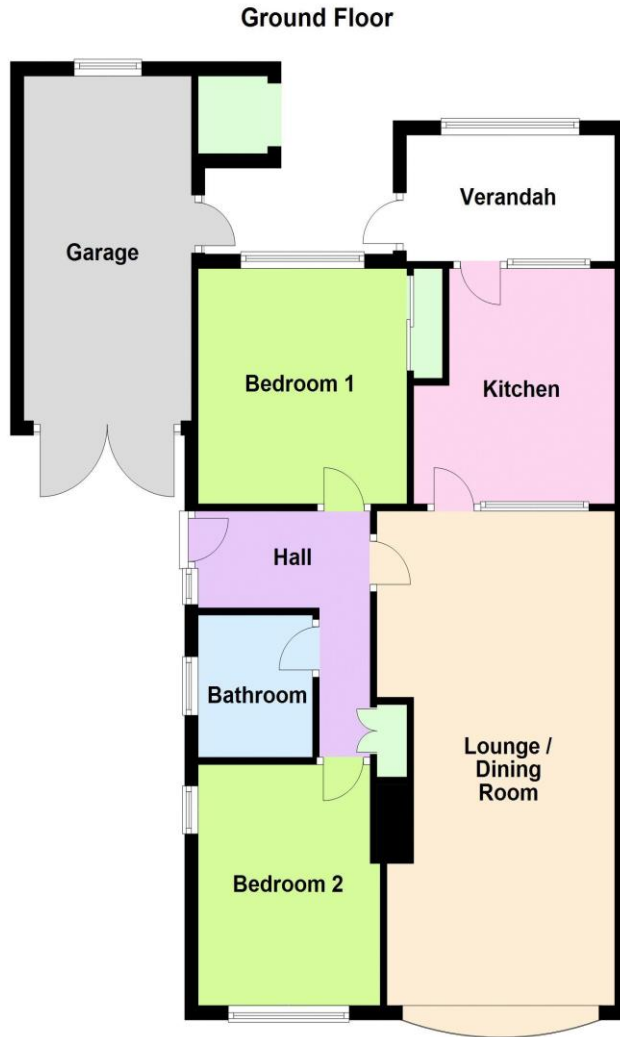
Services connected: Electricity, Water & Drainage

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		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

