



Rough Brook Road, Rushall
Walsall, WS4 1EW

Offers in the Region Of £200,000

Rushall

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Located in a popular, modern development, within easy reach of amenities, schools and transport links this fabulous end-terraced property boasts immaculately presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with guest WC off, light and airy living room with stairs to first floor and French windows leading into the garden and completing the ground floor there is the beautifully appointed kitchen / diner which features space for a table, a range of wall / base units, integrated oven and hob with extractor over, plumbing for a washing machine and wall mounted central heating boiler.

To the first floor, bedroom one is a generous double bedroom with built in cupboard and access to ensuite shower facilities and there is a further double bedroom and the principal bathroom with white suite comprising WC, wash basin and bath with shower mixer tap fitment.

Externally, the low maintenance rear garden is predominantly paved with a selection of plants / bushes and there is off-road parking for two cars.





Property Specification

FABULOUS, MODERN END-TERRACED HOUSE
IMMACULATELY PRESENTED THROUGHOUT
LIGHT AND AIRY LIVING ROOM
BEAUTIFULLY APPOINTED KITCHEN / DINER
TWO DOUBLE BEDROOMS

Hall

Lounge
3.85m (12'8") x 3.37m (11'1")

Kitchen / Diner
3.85m (12'8") x 3.05m (10')

WC

Landing

Bedroom 1
3.85m (12'8") max x 3.77m (12'5") max

En-suite

Bedroom 2
3.85m (12'8") x 2.57m (8'5")

Bathroom
1.91m (6'3") x 1.88m (6'2")

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:

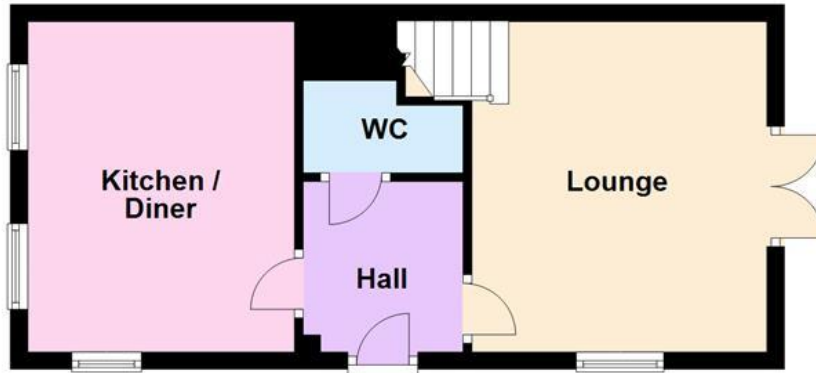
Viewer's Note:

Services connected: Electricity, gas, water and drainage.
Council tax band: B
Tenure: Freehold

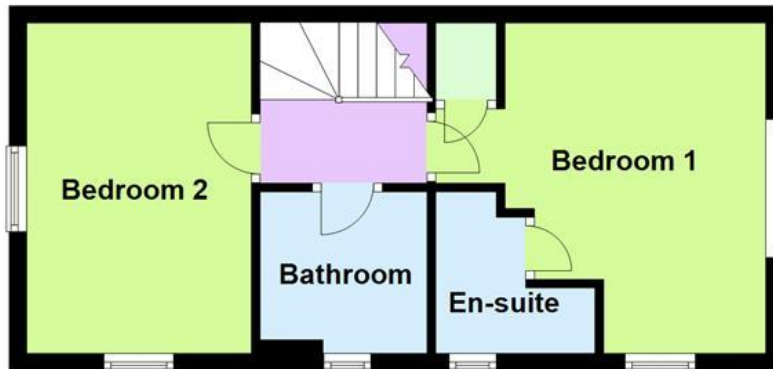
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

