



Daw End Lane

Rushall, Walsall, WS4 1JR

£130,000

ficorns & co
ESTATE AGENTS

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FOR SALE



82 Daw End Lane, Rushall, Walsall, WS4 1JR

Acorns & Co Estate Agents are pleased to offer For Sale this Two Bedroom Semi Detached Property which has been modernised and well maintained, is situated in a popular residential area, close to local amenities, reputable schools, and with good transport links. The property briefly comprises; front garden laid to lawn, canopied entrance porch, entrance hallway, separate kitchen, open plan lounge / dining area, first floor landing, two good sized bedrooms, family bathroom, and rear patio and garden. The property benefits from UPVC double glazing, gas central heating and an intruder alarm system.

Approach:

The property is approached via a front garden mainly laid to lawn, with a footpath leading to a canopied porch entrance, with a UPVC double glazed door into;

Entrance Hallway:

With a further UPVC double glazed window to front elevation, a staircase leading to first floor accommodation, a wall mounted radiator, laminate flooring, a wall mounted intruder alarm access panel, a ceiling light point, re-plastered walls, a useful under stairs storage area, a UPVC double glazed door to side elevation leading to rear garden, a ceiling light point, and doors off to;

Fitted Kitchen: 2.73m (8' 11") x 2.77m (9' 1")

With a range of wall mounted cupboards and base units with a roll top work surface over, incorporating a stainless steel sink unit with drainer, space and gas point for a cooker, space and plumbing for an automatic washing machine, space for a fridge freezer, a ceramic tiled floor, a UPVC double glazed window to front elevation, complimentary splash back tiling, and a ceiling light point.

Lounge Area: 4.59m (15' 1") Into Bay x 3.50m (11' 6")

With a UPVC double glazed bay window to rear elevation, a living flame gas fire inset into a marble effect hearth with a wooden surround, a wall mounted radiator, re-plastered walls, laminate flooring, a ceiling light point, and opening through to;

Dining Area: 2.81m (9' 3") x 1.66m (5' 5")

With UPVC French doors to rear elevation leading to an external patio, a further UPVC double glazed window to side elevation, a wall mounted radiator, laminate flooring, re-

plastered walls, and a ceiling light point.

First Floor Landing:

With a UPVC double glazed window to side elevation, a loft hatch giving access to an insulated loft void, a ceiling light point, and doors off to;

Bedroom 1: 3.59m (11' 9") x 3.69m (12' 1")

With a UPVC double glazed window to rear elevation, re-plastered walls, a wall mounted radiator, and a ceiling light point.

Bedroom 2: 4.17m (13' 8") x 3.14m (10' 4")

With a door leading to cupboard containing a wall mounted combination modern "Logic" gas central heating boiler, two UPVC double glazed windows to front elevation, a wall mounted radiator, and a ceiling light point.

Re-Fitted Family Bathroom:

With a modern white suite comprising of; a panelled bath with a glass shower screen, and electric shower over, a pedestal wash hand basin, a low level flush W.C., a chrome effect laddered towel rail, a UPVC double glazed obscured window to rear elevation, complimentary splash back tiling, a ceramic tiled floor, an expel air, and a ceiling light point.

Rear Patio:

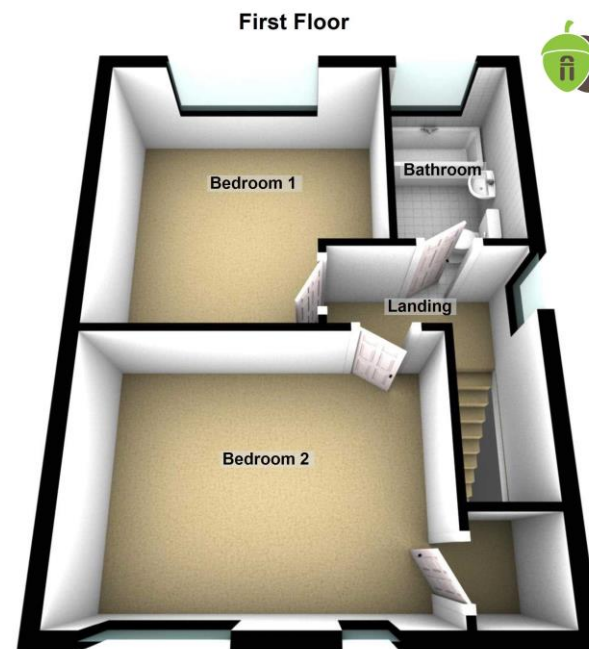
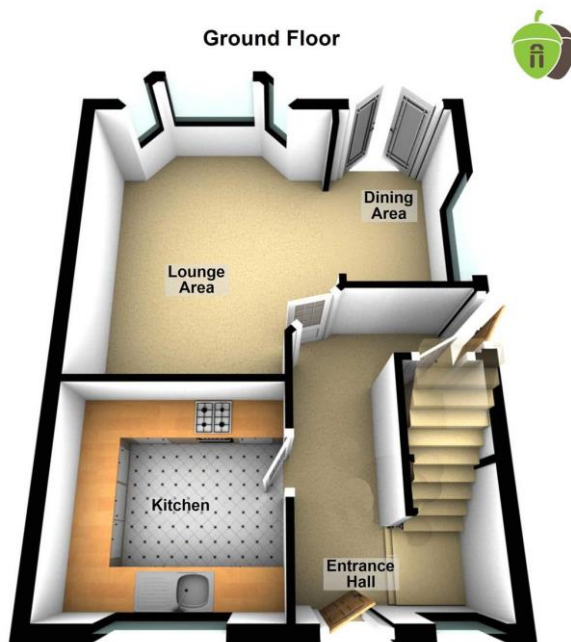
With a paved area for al fresco entertainment, with a timber shed, and leading onto;

Rear Garden:

Laid to lawn, enclosed within a fenced perimeter, with a secure side access.

Tenure:

We are informed by the Vendors that the property is FREEHOLD although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.

Acorns & Co Estate Agents - 01922 716 605 – 07585 969 669 – info@acornsc.co.uk







In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Tenure details are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Acorns & Co.