PAUL CARR Estate Agents Sales & Lettings

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89 Springfields, Rushall, Walsall, WS4 1JX

£210,000

Ground Floor:

Entrance hallway with stairs off to the first floor landing and doors leading to the lounge and kitchen. The lounge benefits from double glazed windows to both the front and rear elevations, two ceiling light points and a radiator. The kitchen is fitted with a range of wall and base cupboard units, stainless steel sink with drainer and mixer tap, four-ring electric hob and oven, with space for a fridge/freezer and plumbing for a washing machine. Further features include an understairs storage cupboard, ceiling light point, double glazed window to the rear and a door leading to the garden.

First Floor:

Landing with ceiling light point, cupboard housing the boiler and doors leading to three bedrooms, bathroom and separate WC. Bedroom one benefits from a radiator, double glazed window to the front elevation, ceiling light point and over stairs storage cupboard. Bedroom two also features a radiator, double glazed window to the front elevation, ceiling light point and over stairs storage cupboard. Bedroom three has a radiator, double glazed window to the rear elevation, ceiling light point and loft hatch. The bathroom comprises a bath with shower over, wash hand basin, radiator, downlighters and obscure double glazed window to the rear elevation. The separate WC features a low-flush WC, radiator, downlighter and obscure double glazed window to the rear elevation.

Outside:

The property is approached via a sizeable, slabbed driveway, complemented by a front garden, slabbed pathway to the entrance and side door providing access to the rear. To the rear is a paved patio area with established shrubbery, boundary fencing, a brick-built storage shed and a side access gate.

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: 4th November 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.



Measurements:

Entrance Hallway

Lounge/Diner -	11' 0" x 18' 2"	(3.35m x 5.53m)
Kitchen -	13' 2" x 9' 7"	(4.01m x 2.92m)
Bedroom One -	10' 3" x 12' 7"	(3.12m x 3.83m)
Bedroom Two -	12' 5" x 9' 2"	(3.78m x 2.79m)
Bedroom Three -	7' 6" x 8' 3"	(2.28m x 2.51m)
Bathroom -	4' 0" x 5' 3"	(1.22m x 1.60m)
WC -	2' 3" x 5' 5"	(0.69m x 1.65m)

Family Bathroom

Viewer's Notes:

Tenure: Freehold

Council Tax Band: B

Connected Services: Gas, water, electric & drainage







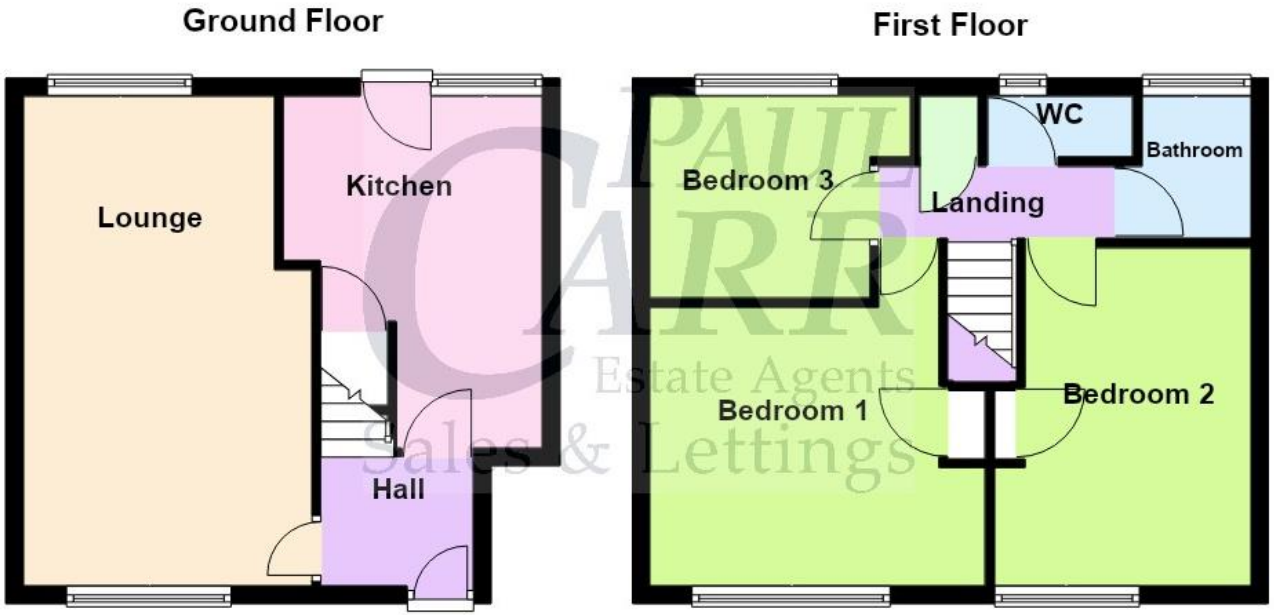




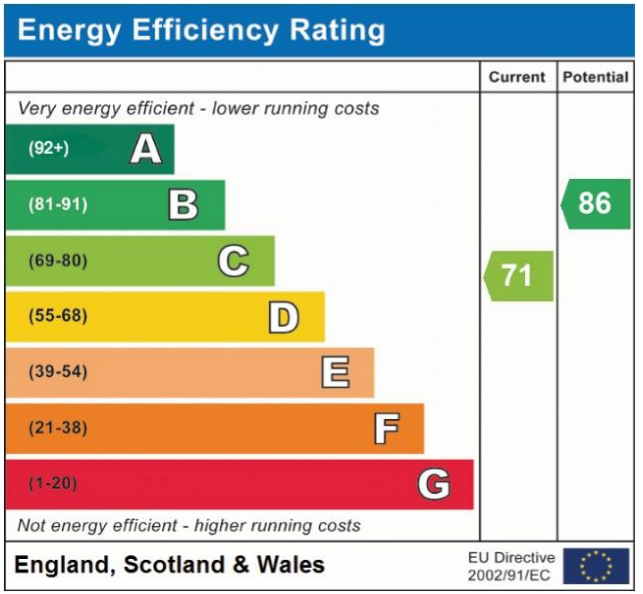


Floor Plan

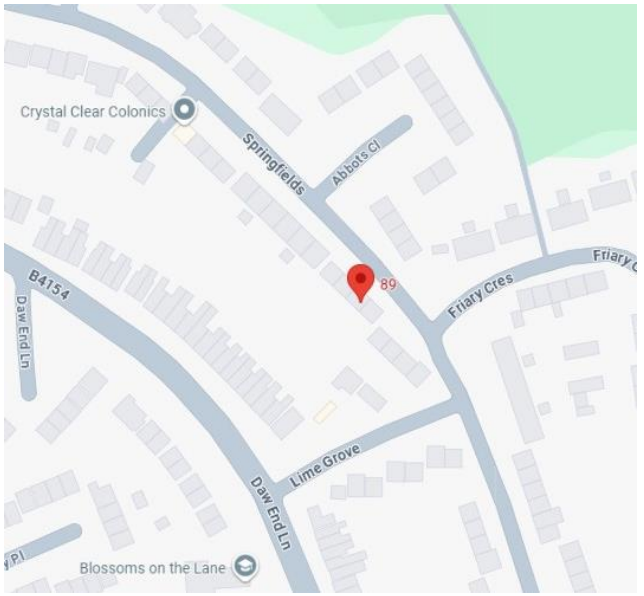
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location









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