

Connells

Bramcote Way
Rushall Walsall

Bramcote Way
Rushall, Walsall, WS4 1DG

for sale
£215,000







A fantastic opportunity to purchase this well-presented, modern two-bedroom mid-terrace home, ideally positioned within a quiet cul-de-sac in the popular residential area of Rushall.

Perfect for first-time buyers, couples or those looking to downsize, the property offers well-proportioned accommodation throughout, including two double bedrooms, a spacious living room, fitted kitchen and the added convenience of a downstairs WC.

Externally, the property benefits from two allocated parking spaces and an enclosed rear garden, providing an ideal space to relax and enjoy outdoor living.

The property is conveniently positioned for a range of local amenities, with nearby convenience stores, supermarkets and independent shops providing for everyday needs. Walsall town centre is also easily accessible, offering a wider selection of high street shops, cafés, restaurants and leisure facilities.

The location is particularly appealing for families, with a choice of nearby schools including Rushall Primary School, Edgar Stammers Primary Academy and St Thomas of Canterbury Catholic Primary School. For secondary education, Queen Mary's High School and Ormiston Shelfield Community Academy are also within convenient reach.

For commuters, the property benefits from good transport connections, with local bus services providing access to Walsall and surrounding areas. Walsall railway station is approximately 1.8 miles away, offering rail connections towards Birmingham and beyond.

Approach

The property is approached via drop curb giving access to two allocated off road parking spaces and to the entrance hall.

Hallway

With a double glazed door to the front, a gas central heated radiator, access to the kitchen, lounge and the downstairs W.C.

Kitchen

A range of wall and base units with inset sink drainer, work surfaces over, cooker, hob, cooker hood, plumbing for washing mashine and dishwasher, wall mounted gas boiler, double glazed window to the front and door to hallway.

Lounge

With a double glazed door opening to the rear, gas central heated radiator, tv point and telephone point.

Landing

With stairs rising from the hallway, access to the bedrooms, bathroom and the loft.

Bedroom One

With two double glazed windows to the front, gas central heated radiator and a built in store cupboard.

Bedroom Two

With a double glazed window to the rear, gas central heated radiator and fitted wardrobes.

Bathroom

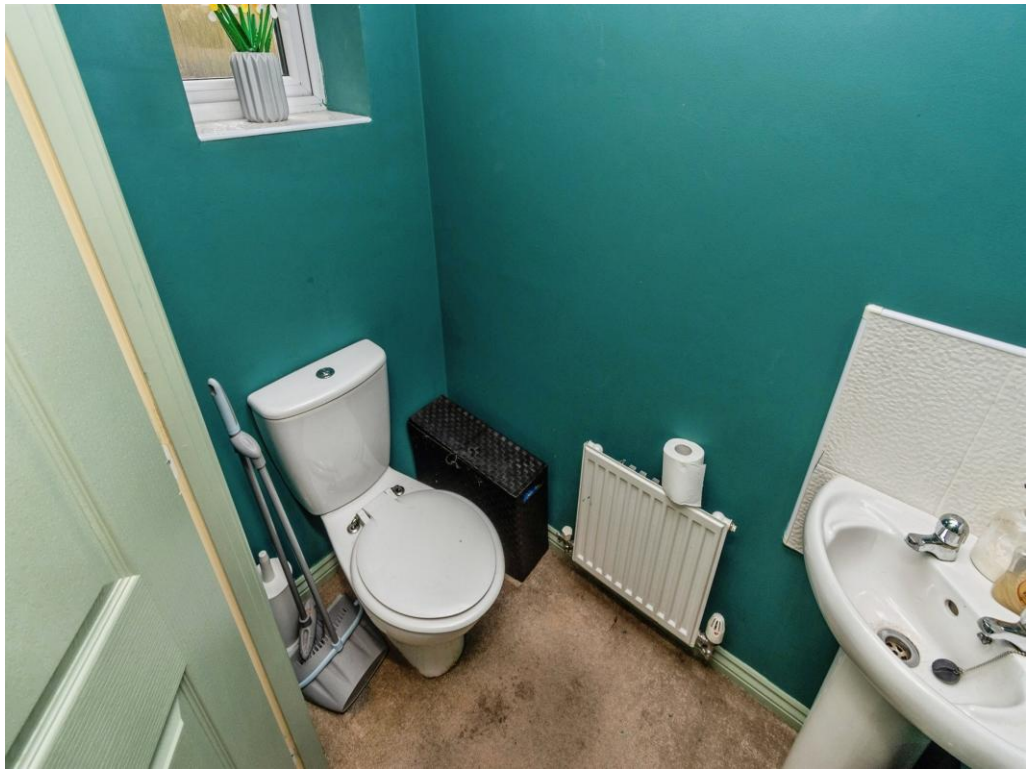
With a fitted suite comprising of bath, shower fitting, low level W.C, wash hand basin, gas central heated radiator with a tiled finish.

Rear Garden

An easy to maintain space with a patio area for seating and lawn beyond.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







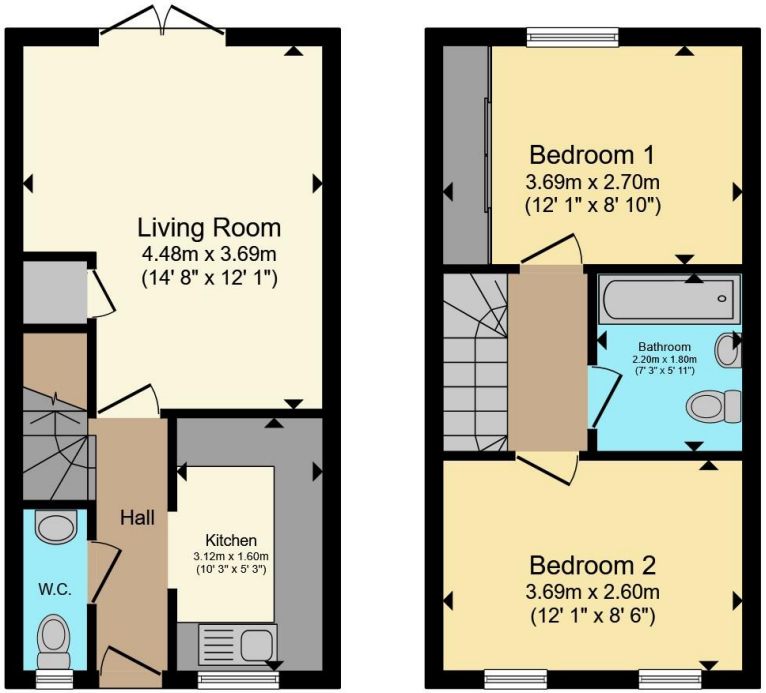





9
9
9




9



Total floor area 56.8 m² (612 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01922 721 000
E walsall@connells.co.uk

57-59 Bridge Street
WALSALL WS1 1JQ

EPC Rating: Awaited

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WSL319335

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.