

92 Barns Lane, Rushall, Walsall, West Midlands WS4 1HF

*GUIDE PRICE: **£120,000 PLUS** (plus fees)



Residential for Improvement

Although in need of some minor improvements, this substantial four bedroom mid terraced property would make an ideal purchase for the owner occupier or investor. Situated in a popular sought after residential area, the property is set back from the road behind a driveway with off street parking, whilst to the rear is a good size private rear garden. as central heating, the property has all amenities close at hand and comprises:-

Description:

Ground Floor: Reception Hall with stairs off, Lounge 4.44m x 3.44m opening into Separate Dining Room 3.02m x 2.87m, door leads to Fitted Kitchen with built in oven and hob and range of units, door leads to Utility Room 2.65m x 2.04m with double doors leading to garden and door to Bathroom with matching white suite.

First Floor: Staircase leads to Landing with doors to Bedroom One (front) 4.2m x 3.43m, Bedroom Two (rear) 3.08m x 3.08m, Bedroom Three (front) 2.82m x 2.53m, Bedroom Four (Rear) 2.77m x 1.73m, Separate W.C.

Outside: Driveway. To the rear enclosed private rear garden.

Buyers Premium: A Buyers Premium of £600.00 inc V.A.T. is applicable to this lot in addition to our usual administration fee.

Viewings: 4th July 3:30pm, 10th July 3:30pm, 18th July 3:30pm, 21st July 10:45am, 25th July 3:30pm



Tenure: See Legal Pack

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Mr Robert Sedgwick, Burrell Jenkins, First Floor, Ridings House, Eastern Wa, Cannack, WS11 7FH Tel: 01543502258

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: £795 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.