



Rushall Close is a well-presented three bedroom mid-terrace home situated in a popular and convenient Wordsley location. Offered with NO UPWARD CHAIN, the property is move-in ready, making it an ideal choice for first-time buyers, downsizers, or investors.

Inside, the home features a bright and comfortable living space, a modern fitted kitchen/diner, and three well-proportioned bedrooms. The property benefits from a tidy rear garden backing onto the River Stour and driveway to front.

Located close to local schools, amenities, and transport links, 30 Rushall Close offers a straight forward and appealing opportunity to purchase a home that's ready to enjoy from day one.

Approach

Driveway to front offering parking, lawn, storage cupboard and path leads to:

Porch

Door to side and leads into:

Hallway

Central heating radiator, cupboard and stairs off.

Kitchen/Diner

9' 2" x 15' 1" (2.8 x 4.6)

Double glazed window to front, range of wall and base units with work surface over incorporating sink with mixer tap, free standing oven with gas hob, central heating radiator and tiled splash backs.

Lounge

15' 8" x 10' 9" (4.8 x 3.3)

Double glazed windows to rear, door to rear garden and central heating radiator.

Landing

Central heating radiator, cupboard off, and access to loft space.

Bedroom One

7' 10" x 15' 8" (2.4 x 4.8)

Double glazed window to rear and central heating radiator.

Bedroom Two

9' 6" max 6' 10" min x 10' 5" (2.9 max 2.1 min x 3.2)

Double glazed window to front and central heating radiator.

Bedroom Three

7' 10" x 8' 10" (2.4 x 2.7)

Double glazed window to rear and central heating radiator.



Bathroom

Double glazed windows to front, central heating radiator, WC, wash hand basin, bath with electric shower over and tiled splash backs.

Rear Garden

Patio, lawn, shed and all with fencing to enclose.

Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

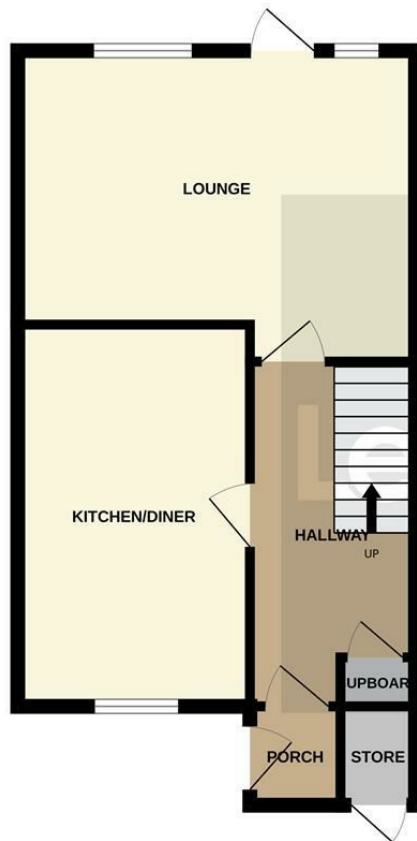
Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold with managed common managed areas. This involves a charge of £150 approximately a year. A buyer is advised to obtain verification from their solicitor.

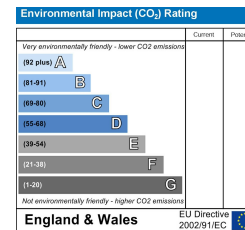
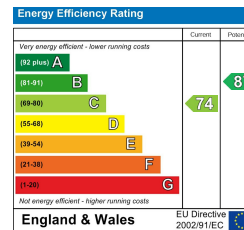
Council Tax Band B



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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