



65 Rutherford Road, Beechdale, Walsall, West Midlands, WS2 7JQ

£130,000 Freehold



- Ideal First Purchase
- Beautifully Presented Gardens
- Side Garage
- Refitted Shower Room
- Easy Access to the M6 at J10
- Corner Plot
- Extended Kitchen & Dining Area
- Two Double Bedrooms
- Gas Central Heating
- EPC - tbc





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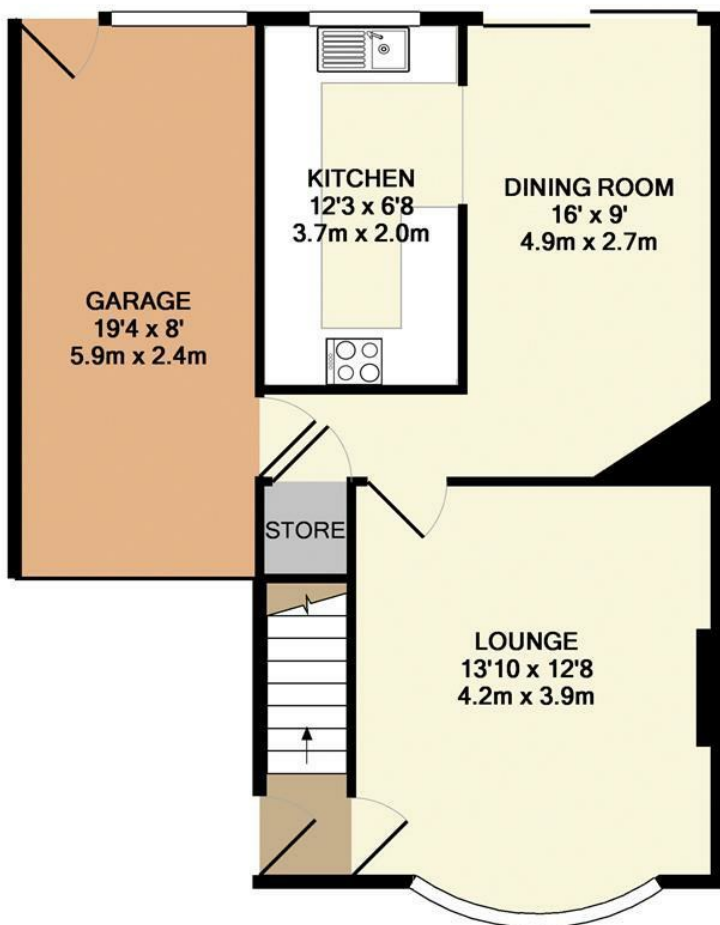
A beautifully presented and EXTENDED semi-detached property ideal as a first purchase, set on a generous CORNER PLOT with a SIDE GARAGE and located in the Beechdale area within easy reach of the M6 MOTORWAY AT J10.



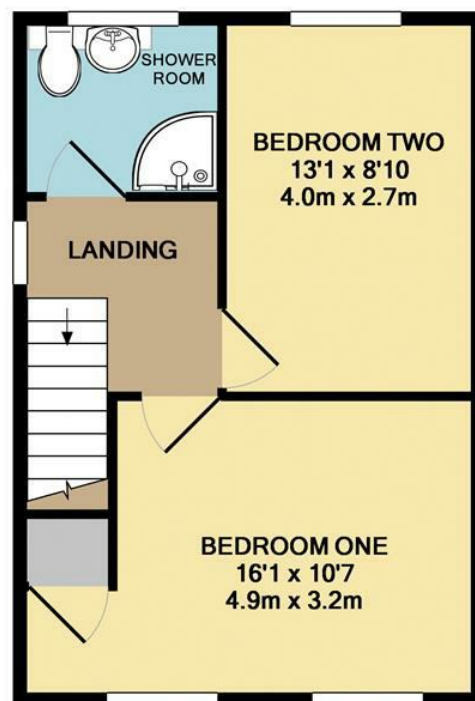
Goodchilds Estate Agents are delighted to offer this extended and well maintained two double bedroom semi-detached house set on a corner plot in the Beechdale area of Walsall close to local shops and with schools for all ages close by. The M6 motorway is easily access via J10 and road links offer access to Walsall, Wolverhampton and Cannock. The property is set behind a gated driveway with immaculately presented front, side and rear gardens and a single garage. Internally the property has been extended to the rear and briefly comprises to the ground floor of a main lounge with a bay window, a rear reception room/dining area with patio doors to the rear garden and an opening to the fitted kitchen. A side door leads out to the single garage. To the first floor are two good sized and nicely presented double bedrooms and a refitted shower room. The property is gas central heated, has double glazing and can be viewed by appointment with Goodchilds on 01922 711444.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
APPROX. FLOOR
AREA 633 SQ.FT.
(58.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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