

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

Energy Efficiency Rating	
Current	76
Potential	88

Rating	Band	Score Range
A	Very energy efficient - low running costs	(92+)
B		(81-91)
C		(69-80)
D		(55-68)
E		(39-54)
F		(21-38)
G	Not energy efficient - higher running costs	(1-20)

EU Directive 2002/91/EC
 England & Wales
 WWW.EPC4U.COM

Great Barr | 0121 241 4441



- NO UPWARD CHAIN
- EXCELLENT SCOPE FOR MODERNISATION
- REAR EXTENSION
- GARAGE
- GREAT LOCATION FOR POPULAR PRIMARY SCHOOL OPPOSITE AND LOCAL SHOPS AND PUBLIC TRANSPORT

Kings Road, Rushall, Walsall, WS4 1JB

Offers Over £175,000



Property Description

DRAFT DETAILS AWAITING APPROVAL Having the benefit of no upward chain, this extended three bedroomed mid town house provides an excellent opportunity for buyers requiring a property to modernise. Having gas central heating and double glazing the accommodation provides well proportioned rooms and has a full width rear extension. Set behind a grass verge almost opposite Rushall primary school, the property has a garage and parking to the rear together with on street parking to the front. A comprehensive range of amenities and shops are in easy reach as is public transport, with the local road network providing commuter access to neighbouring towns. Viewing is recommended

ENTRANCE PORCH With double glazed front door and side windows and further door leading to:-

ENTRANCE HALL With radiator and staircase leading off.

LOUNGE 12' 4" max 11' min x 12' 6" (3.76m x 3.81m) With double glazed bow window to front, radiator, electric fire and surround and open archway leading through to:-

SITTING ROOM/SNUG 9' 5" x 10' 6" (2.87m x 3.2m) With two radiators, door to the kitchen and archway leading through to:-

DINING ROOM 7' 7" x 8' 9" (2.31m x 2.67m) Radiator, double glazed double French doors to garden, serving hatch to kitchen.

EXTENDED KITCHEN 10' x 7' 10" plus 8' 8" x 6' 6" (3.05m x 2.39m) Stainless steel sink unit, base cupboard units, wall cupboards, gas hob, electric oven, space for appliances, breakfast bar, cupboard under stairs, double glazed window and exterior door leading to:-

REAR PORCH With single glazed window and exterior door to side.

FIRST FLOOR LANDING With access to loft with pull down aluminium ladder and having the Worcester combination gas fired central heating boiler, airing cupboard.

SEPARATE TOILET With low level wc, radiator, double glazed window.

SHOWER ROOM Radiator, double glazed window, shower compartment with thermostatic shower, wash basin.

BEDROOM ONE 12' 7" x 10' 1" min (3.84m x 3.07m) With radiator, double glazed window to front.

BEDROOM TWO 9' 5" x 10' 10" min (2.87m x 3.3m) With radiator, double glazed window to rear.

BEDROOM THREE 8' 4" x 8' 6" (2.54m x 2.59m) Radiator, double glazed window to front.

OUTSIDE To the front of the house is a lawned garden with borders, gate and pathway.

To the rear is an enclosed yard with brick built shed, enclosed area with rear gate with two further sheds.

GARAGE 19' 2" x 7' 11" (5.84m x 2.41m) Being of precast concrete construction with up and over door and door to side, window to rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Walsall

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for Three and limited for EE, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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