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118 Chatsworth Crescent, Rushall, WS4 1RU Guide Price £194,950

A spacious three bedroomed mid town house residence conveniently situated in this popular residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room * Fitted Kitchen *
Three Bedrooms * Bathroom * Separate WC * Off Road Parking * Gas Central Heating System
* PVCu Double Glazing * No Upward Chain * In Need Of General Modernisation

Council Tax Band B
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA
Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

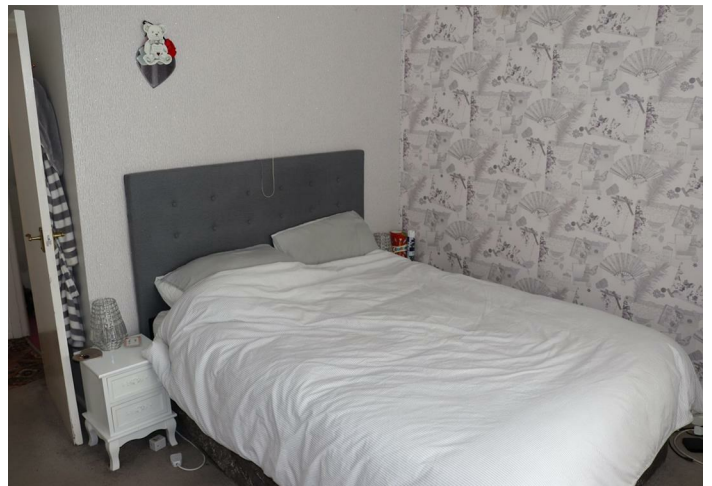
118 Chatsworth Crescent, Rushall



Through Lounge/Dining Room



Fitted Kitchen



Bedroom One

118 Chatsworth Crescent, Rushall



Bedroom Two



Bathroom



Rear Garden

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An internal inspection is highly recommended to begin to fully appreciate this spacious three bedroomed mid town house residence that is conveniently situated in this popular residential location close to local amenities.

Schools for children of all ages are readily available including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High School for girls at Walsall.

Regular and frequent public transport services are provided to Walsall, Brownhills, Aldridge, Lichfield and neighbouring town centres where more comprehensive facilities can be found.

Commuters will find that junction 10 of the M6 motorway is within 3 miles which provides further access to the M6 Toll road, M5, M54 and M42 motorways.

The well supported Rushall cricket and football clubs offer splendid sports facilities.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed double opening doors and windows to front elevation.

RECEPTION HALL

PVCu double glazed entrance door, laminate floor covering, central heating radiator and ceiling light point.

THROUGH LOUNGE/DINING ROOM

5.61m x 3.30m (18'5 x 10'10)

PVCu double glazed windows to the front and rear elevations, feature fireplace, central heating radiator and two ceiling light points.

FITTED KITCHEN

4.37m x 3.00m (14'4 x 9'10)

PVCu double glazed door and window to rear elevation, range of fitted wall, base units and drawers, working surface with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob with extractor canopy over, space and plumbing for automatic washing machine, space for further appliances, wall mounted "IDEAL" central heating boiler, fluorescent strip light, central heating radiator and under stairs storage cupboard off.

FIRST FLOOR LANDING

central heating radiator, ceiling light point and airing cupboard off.

BEDROOM ONE

4.04m x 3.81m (13'3 x 12'6)

PVCu double glazed window to front elevation, built in storage cupboard, central heating radiator and ceiling light point.

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BEDROOM TWO

3.76m x 2.74m (12'4 x 9'0)

PVCu double glazed window to front elevation, built in storage cupboard, central heating radiator and ceiling light point.

BEDROOM THREE

2.46m x 2.13m (8'1 x 7'0)

PVCu double glazed window to rear elevation, built in storage cupboard, central heating radiator, ceiling light point and loft access.

BATHROOM

PVCu double glazed frosted window to the rear elevation, panelled bath with electric "Triton" shower over, pedestal wash hand basin, central heating radiator and ceiling light point.

SEPERATE WC

PVCu double glazed frosted window to the rear elevation, WC, laminate floor covering, ceiling light point and half tiled walls.

OUTSIDE

FORE GARDEN

double width tarmac driveway providing off road parking.

REAR GARDEN

with shared side access, paved patio area and path, lawn, shrubs, brick built storage shed and open aspect to rear.

GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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