

# CHRIS FOSTER & Daughter

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## 69 Winterley Lane, Rushall, WS4 1LP Guide Price £199,950

A traditional style three bedroomed semi detached residence in need of general modernisation, situated in a popular residential location close to local amenities.

\* Reception Hall \* Lounge \* Dining/Kitchen \* Utility \* Three Bedrooms \* Wet Room \* Outside WC \* Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248



# 69 Winterley Lane, Rushall



Lounge



Dining/Kitchen



Dining/Kitchen



Utility

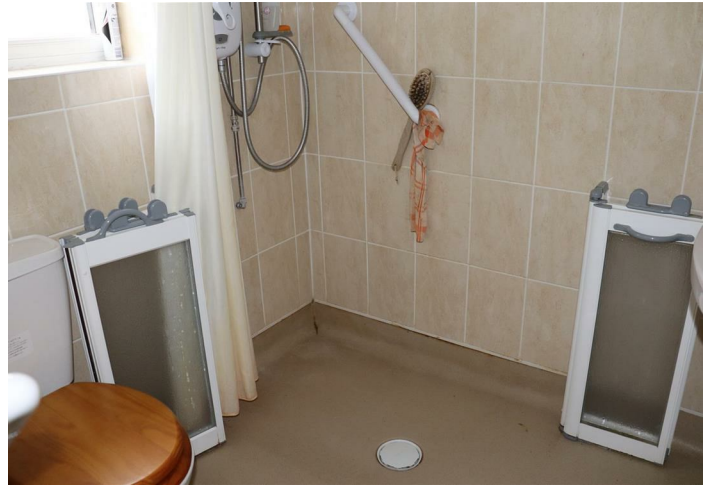
# 69 Winterley Lane, Rushall



Bedroom One



Bedroom Two



Wet Room



Rear Garden

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An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this traditional style, three bedroom semi detached residence that is in need of general modernisation. The property is situated in a popular residential location within easy reach of 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:

## **RECEPTION HALL**

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

## **LOUNGE**

4.22m x 3.78m (13'10 x 12'5)

PVCu double glazed bay window to front elevation, feature fireplace with gas fire fitted, central heating radiator, ceiling light point and two wall light points.

## **FITTED DINING/KITCHEN**

4.80m x 4.32m (15'9 x 14'2)

PVCu double glazed window to side elevation, feature fireplace with gas fire fitted, central heating radiator, two ceiling light points, range of fitted wall and base units, working surface with inset stainless steel single drainer sink having mixer tap over, space for cooker and fridge, useful pantry off housing the "Ideal" central heating boiler and having PVCu double glazed frosted window to side and light point.

## **UTILITY**

2.54m x 2.29m (8'4 x 7'6)

window and door to the rear elevation, working surface with space and plumbing below for washing machine, wall unit, light point and space for additional appliances.

## **FIRST FLOOR LANDING**

PVCu double glazed window to side elevation and ceiling light point.

## **BEDROOM ONE**

3.66m x 2.97m (12'0 x 9'9)

PVCu double glazed bay window to front elevation, central heating radiator and ceiling light point.

## **BEDROOM TWO**

3.38m x 2.36m min (11'1" x 7'8" min)

PVCu double glazed window to rear elevation, built in wardrobe, central heating radiator and ceiling light point.

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## **BEDROOM THREE**

3.25m x 2.08m (10'8 x 6'10)

PVCu double glazed window to side elevation, central heating radiator and ceiling light point.

## **WET ROOM**

PVCu double glazed frosted window to side elevation, tiled walls, electric "Triton" shower fitted, wash hand basin, WC, heated towel rail, ceiling light point, extractor fan and airing cupboard off.

## **OUTSIDE**

### **FORE GARDEN**

block paved driveway providing off road parking, lawn, shared side access leads to:

### **REAR GARDEN**

with outside WC, paved patio area and pathway, twin lawns, useful shed and gated access to additional off road parking space.

## **GENERAL INFORMATION**

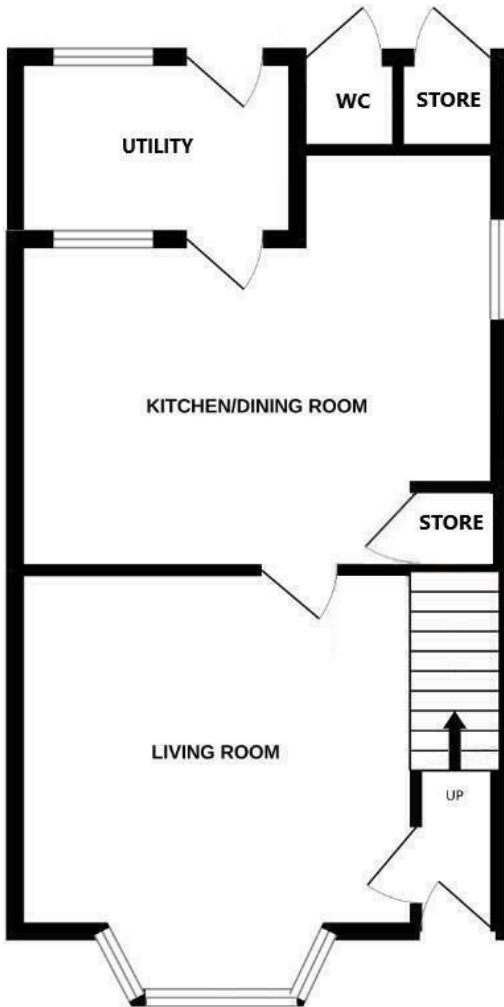
We understand the property is Freehold with vacant possession upon completion.

**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.


# 69 Winterley Lane, Rushall

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 