

CHRIS FOSTER & Daughter

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36 Cartbridge Lane, Rushall, WS4 1SB Guide Price £295,000

A particularly spacious individually designed detached family residence in need of general modernisation occupying a quiet cul-de-sac position in this popular residential location close to local amenities.

* Reception Hall * Lounge * Separate Dining Room * Kitchen * Guest Cloakroom * Three Bedrooms * Bathroom * Separate WC * Garage & Extensive Off Road Parking * Large Workshop to Rear * Electric Heaters * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



36 Cartbridge Lane, Rushall



Lounge



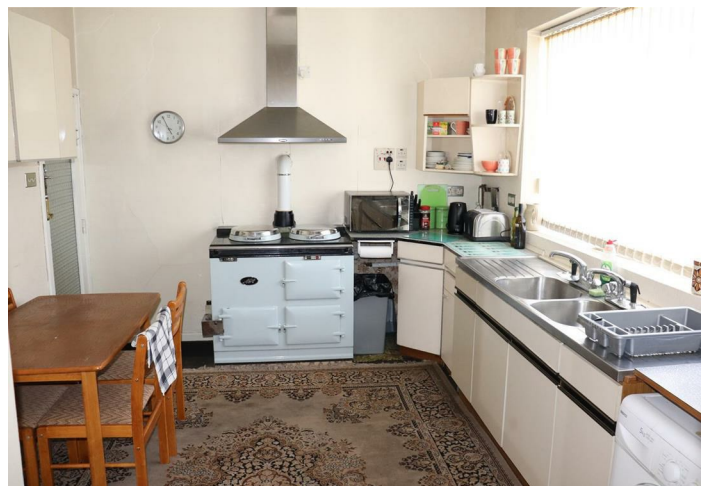
Lounge



Dining Room



Dining Room



Kitchen

36 Cartbridge Lane, Rushall



Kitchen



First Floor Landing



Bedroom One



Bedroom Two



Bedroom Three

36 Cartbridge Lane, Rushall



Bathroom



Rear Garden



Front Elevation

36 Cartbridge Lane, Rushall

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this particularly spacious individually designed detached family residence that is in need of general modernisation. The property occupies a quiet cul-de-sac position 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 electric heaters and PVCu double glazing briefly comprises the following:

RECEPTION HALL

frosted glass panelled entrance door and windows to front elevation, laminate floor covering, ceiling light point and wall light point.

LOUNGE

5.82m x 3.96m (19'1 x 13'0)

PVCu double glazed picture window to front elevation, feature fireplace with gas fire fitted and tiled hearth, two ceiling light points, four wall light points and electric panel heater.

DINING ROOM

3.89m x 3.20m (12'9 x 10'6)

double glazed sliding patio door leading to the rear gardens, ceiling light point and three wall light points.

KITCHEN

4.57m x 3.15m (15'0 x 10'4)

PVCu double glazed window to rear elevation, stainless steel double sink and drainer unit, fitted wall and base units, gas "Aga", space and plumbing for washing machine, ceiling light point and cloaks cupboard off.

REAR LOBBY

with ceiling light point, access to the garage and side entry.

GUEST CLOAKROOM

having WC, wash hand basin, ceiling light point, extractor fan and quarry tiled floor.

COVERED SIDE ENTRY

leading to:

UTILITY ROOM

36 Cartbridge Lane, Rushall

FIRST FLOOR LANDING

having loft access, two ceiling light points, electric panel heater, wall light point and PVCu double glazed door leading to flat roof to front.

BEDROOM ONE

3.89m x 3.73m (12'9 x 12'3)

PVCu double glazed window to front elevation, ceiling light point and three electric panel heaters.

BEDROOM TWO

4.11m x 2.54m (13'6 x 8'4)

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

BEDROOM THREE

3.89m x 2.54m (12'9 x 8'4)

PVCu double glazed window to rear elevation, ceiling light point and PVCu double glazed door leading to flat roof area to rear.

BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with mixer tap and shower attachment fitted, separate shower enclosure with electric "Triton" shower fitted, vanity wash hand basin with storage cupboard below, tiled walls, chrome heated towel rail, ceiling spotlights, wall mounted "Dimplex" electric heater and airing cupboard off.

SEPERATE WC

PVCu double glazed window to rear elevation, WC, vanity wash hand basin with storage cupboard below, electric heated towel rail and ceiling spotlights.

OUTSIDE

GARAGE

4.75m x 2.46m (15'7 x 8'1)

with up and over door to front, window to side, fluorescent strip light and work pit.

DEEP FORE GARDEN

driveway providing extensive off road parking and lawn.

REAR GARDEN

having paved patio area, lawn with side borders, outside tap and lighting, useful shed and

DETACHED WORKSHOP TO REAR

6.17m x 4.88m (20'3 x 16'0)

having light and power and two storage rooms off.

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

36 Cartbridge Lane, Rushall

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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