

# CHRIS FOSTER & Daughter

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## 74 Queens Road, Rushall, WS4 1HP Guide Price £285,000

A particularly spacious, extended and extremely well presented semi detached family residence, occupying a quiet position in this popular residential location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Extended Dining/Sitting Room \* Extended Luxury Fitted Kitchen \* Ground Floor Bathroom \* 3 Bedrooms \* Modern Shower Room \* Large Side Garage \* Gas Central Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales  
Company Number: 11253248



# 74 Queens Road, Rushall



Lounge



Extended Dining/Sitting Room



Extended Dining/Sitting Room



Extended Luxury Fitted Kitchen

# 74 Queens Road, Rushall



Extended Luxury Fitted Kitchen



Ground Floor Bathroom



First Floor Landing



Bedroom One

# 74 Queens Road, Rushall



Bedroom Two



Bedroom Three



Modern Shower Room



Rear Garden

# 74 Queens Road, Rushall

An internal inspection is essential to begin to fully appreciate this particularly spacious, extended and extremely well presented semi detached family residence, that occupies a quiet position in this 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:

## **FULLY ENCLOSED PORCH**

PVCu double glazed door and windows to front elevation and ceiling spot lights.

## **RECEPTION HALL**

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

## **LOUNGE**

4.27m x 3.96m (14' x 13')

PVCu double glazed bow window to front elevation, feature fireplace with gas coal effect fire fitted, ceiling light point, central heating radiator and double opening doors lead to:

## **EXTENDED DINING/SITTING ROOM**

5.26m x 2.62m (17'3 x 8'7)

PVCu double glazed sliding patio doors leading to the rear garden, ceiling light point, two wall light points and central heating radiator.

## **EXTENDED LUXURY FITTED KITCHEN**

5.64m x 4.57m (18'6 x 15')

two PVCu double glazed windows and door to rear elevation, extensive range of luxury fitted wall, base units and drawers, working surfaces with matching upstands and tiled surrounds with two inset stainless steel sinks having mixer taps over, built in electric double oven and grill, glass topped electric hob with stainless steel extractor canopy over, integrated fridge, dishwasher and additional fridge/freezer, space for washing machine and tumble drier, tiled floor, ceiling spot lights, two modern vertical central heating radiators and pantry off.

## **GROUND FLOOR BATHROOM**

2.26m x 1.85m (7'5 x 6'1)

'Velux' roof light window, jacuzzi bath, vanity wash hand basin with storage cupboard below, wc, heated towel rail, tiled floor, ceiling spot lights, half tiled walls and extractor fan.

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## FIRST FLOOR LANDING

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

## BEDROOM ONE

4.19m x 2.74m (13'9 x 9')

PVCu double glazed window to front elevation, range of fitted wardrobes, drawers and king size bed headboard, ceiling light point, two wall light points and central heating radiator.

## BEDROOM TWO

3.05m x 2.74m (10' x 9')

PVCu double glazed window to rear elevation, fitted wardrobe, central heating radiator, ceiling light point and loft access.

## BEDROOM THREE

3.20m x 2.18m (10'6 x 7'2)

PVCu double glazed window to front elevation, built in single bed, ceiling light point, wall light point and central heating radiator.

## MODERN SHOWER ROOM

2.13m x 1.70m (7' x 5'7)

PVCu double glazed frosted window to rear elevation, corner shower enclosure with overhead and hand held shower attachments and body jets, vanity wash hand basin with storage drawers below, wc, chrome heated towel rail, ceiling spot lights and extractor fan.

## OUTSIDE

### LARGE GARAGE

5.08m x 3.35m (16'8 x 11')

electric roller door, two fluorescent strip lights and storage cupboard off.

### FORE GARDEN

lawn, tarmacadam driveway, gravelled border and hedged boundary.

### REAR GARDEN

paved patio, lawn, side borders and shrubs, security light, outside tap and power supply and timber fencing.

## GENERAL INFORMATION

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

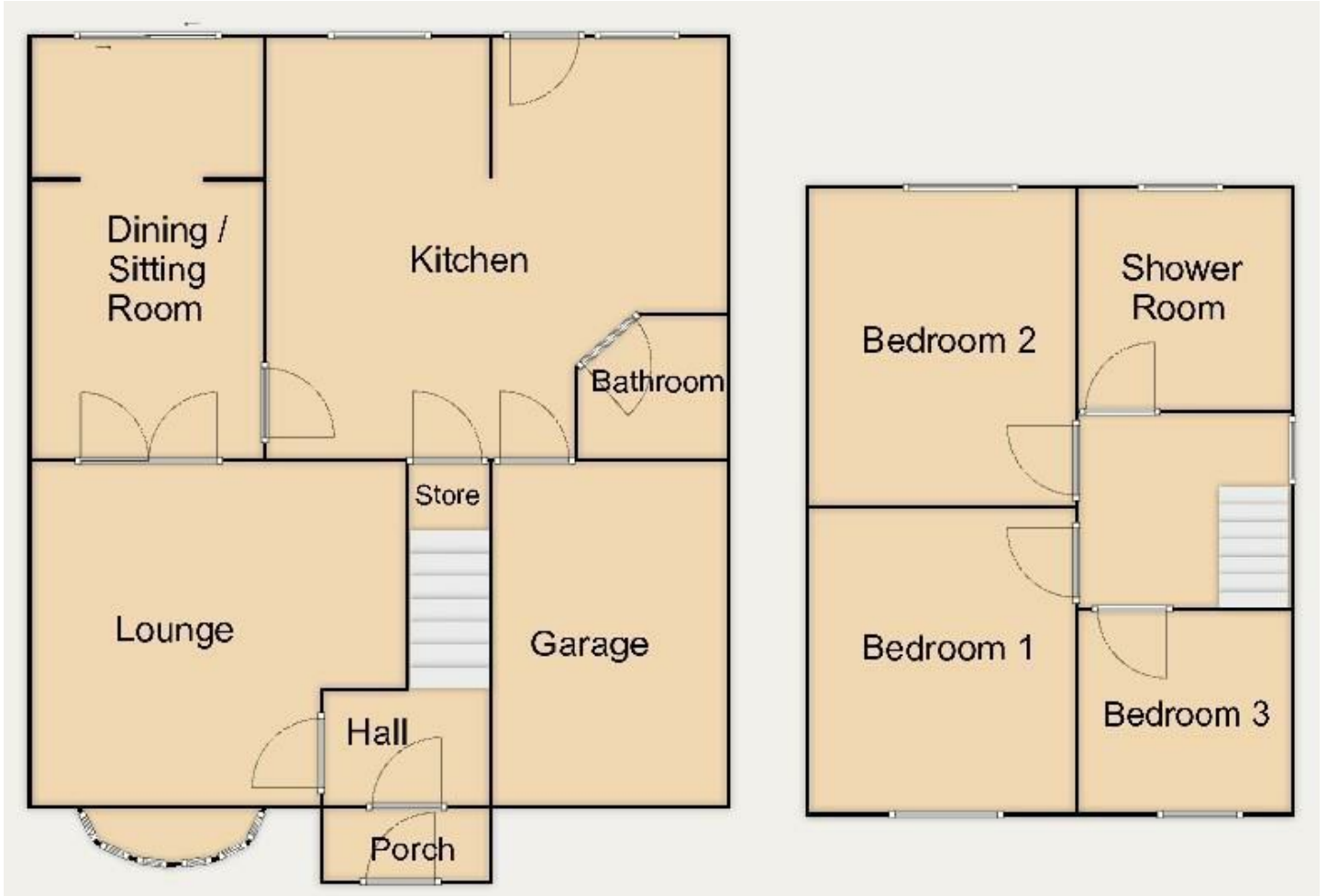
**SERVICES** All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

**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

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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.

# 74 Queens Road, Rushall



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	