

CHRIS FOSTER & Daughter

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64 Lichfield Road, Rushall, WS4 1NN Guide Price £380,000

A particularly spacious, individual, traditional style detached family residence conveniently situated close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Separate Dining Room * Fitted Breakfast/Kitchen * Utility * Ground Floor Shower Room * Three Bedrooms * Family Bathroom * Garage & Off Road Parking * Gas Central Heating System * Extensive PVCu Double Glazing * Intruder Alarm

Council Tax Band D
Local Authority - Walsall



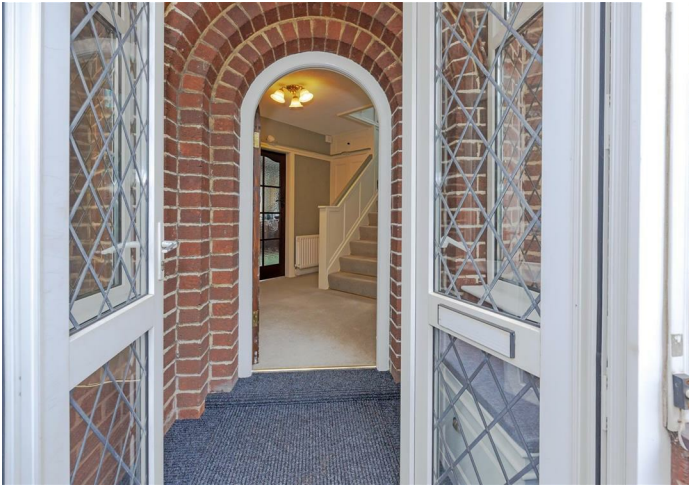
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Company Number: 11253248



64 Lichfield Road, Rushall



Porch Entrance



Reception Hall



Reception Hall



Lounge



Lounge



Dining Room

64 Lichfield Road, Rushall



Dining Room



Fitted Breakfast/Kitchen



Fitted Breakfast/Kitchen



Utility

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Ground Floor Shower Room



First Floor Landing



First Floor Landing



Bedroom One



Bedroom One



Bedroom Two

64 Lichfield Road, Rushall



Bedroom Two



Bedroom Three



Family Bathroom



Rear Garden



Rear Elevation

64 Lichfield Road, Rushall

An internal inspection is essential to begin to fully appreciate this particularly spacious, individual and characterful traditional style detached family residence that is conveniently situated 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.

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 and ceiling light point.

RECEPTION HALL

having feature arched entrance door, central heating radiator, ceiling light point and storage cupboard off.

LOUNGE

5.11m x 3.66m (16'9 x 12'0)

PVCu double glazed window to the front elevation, PVCu double glazed door and window to rear, feature fireplace with gas coal effect fire fitted, parquet flooring, two ceiling light points, central heating radiator, picture rail and ornate coving.

DINING ROOM

4.98m x 3.66m (16'4 x 12'0)

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

FITTED BREAKFAST/KITCHEN

4.57m x 4.27m (15'0 x 14'0)

two double glazed windows to rear elevation, range of fitted wall base units and drawers, working surfaces with tiled splash surround and inset single drainer sink having mixer tap over, "Rayburn" stove, space and plumbing for dishwasher, integrated fridge, tiled floor, ceiling light point and additional ceiling spotlights, bespoke fitted corner seating with storage beneath and space for table.

UTILITY

5.74m x 2.29m (18'10 x 7'6)

stable style door and double glazed window to rear, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space for washing machine and tumble dryer, space for fridge/freezer, tiled floor, central heating radiator, two fluorescent strip lights, additional frosted window to side elevation and access to the garage.

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GROUND FLOOR SHOWER ROOM

having shower area, wash hand basin, WC, tiled walls and floor, two tiltable ceiling downlights, central heating radiator and extractor fan.

FIRST FLOOR LANDING

PVCu double glazed frosted leaded window to side elevation, additional feature oriel stained glass leaded window to front elevation, central heating radiator, ceiling light point and loft access.

BEDROOM ONE

5.13m x 3.71m (16'10 x 12'2)

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

BEDROOM TWO

4.47m x 3.71m (14'8 x 12'2)

PVCu double glazed windows to the front and rear elevations, range of fitted wardrobes and dressing table, central heating radiator and two ceiling light points.

BEDROOM THREE

3.05m x 2.13m (10'0 x 7'0)

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point and picture rail.

LUXURY FAMILY BATHROOM

2.97m x 2.31m (9'9 x 7'7)

PVCu double glazed frosted window to rear elevation, panelled bath with side taps and hand held shower attachment, separate shower enclosure with overhead and hand held shower attachments, vanity wash hand basin with storage drawers below, WC, tiled walls and floor, chrome heated towel rail, ceiling spotlights and extractor fan.

OUTSIDE

GARAGE

4.57m x 2.49m (15'0 x 8'2)

electric roller door, wall mounted "Ideal" central heating boiler and fluorescent strip light.

FORE GARDEN

having tarmac driveway providing ample off road parking, shrubs and brick boundary wall.

REAR GARDEN

paved patio and pathway, lawn, raised beds, shrubs and timber fencing.

GENERAL INFORMATION

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

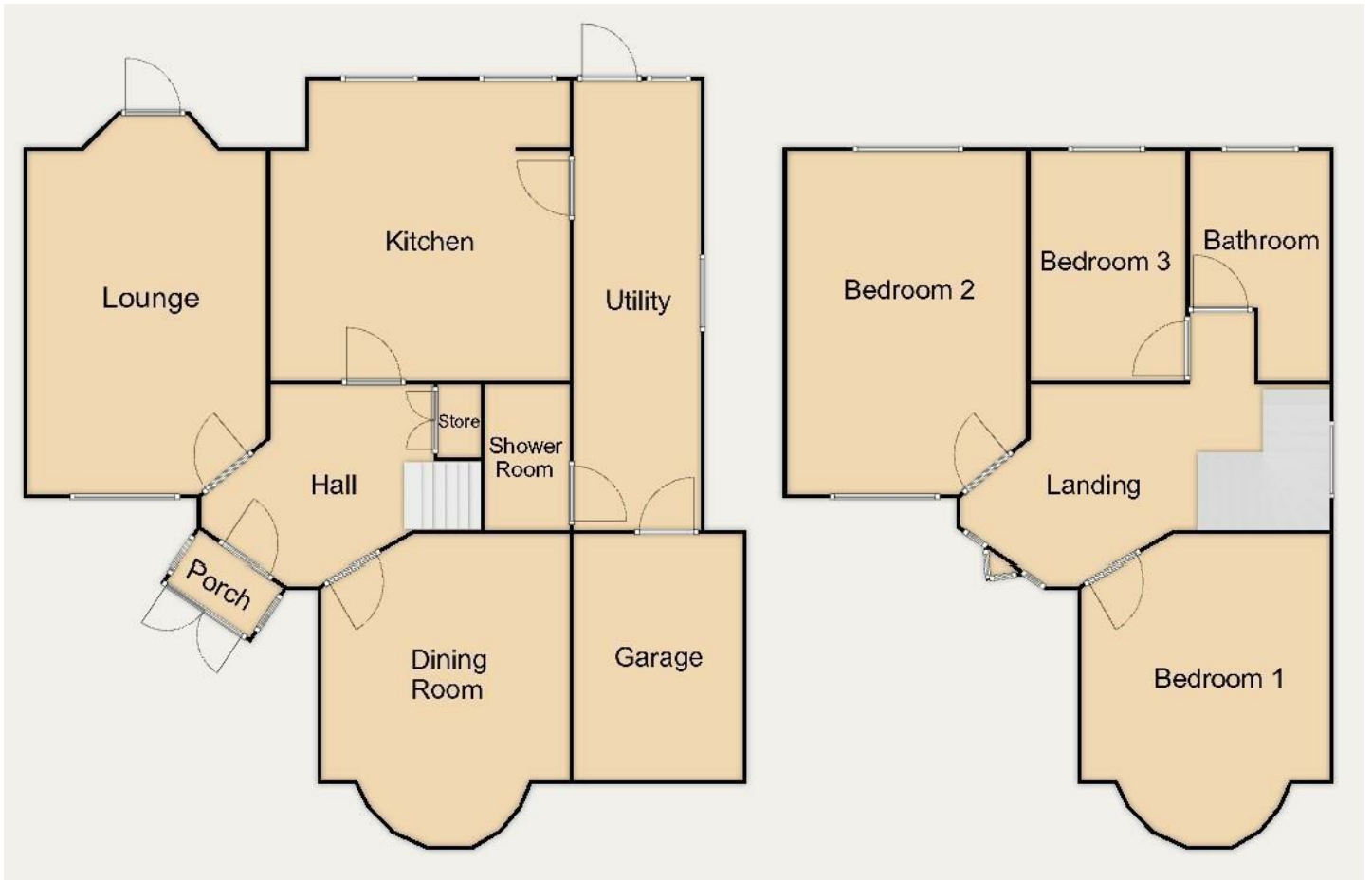
SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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

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

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