

# CHRIS FOSTER & Daughter

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## 11 Heath Bridge Close, Rushall, WS4 1LZ Guide Price £195,000

An extremely well presented, modern, three bedroomed semi detached residence occupying a quiet cul-de-sac position in this sought after residential location close to local amenities.

\* Canopy Porch \* Reception Hall \* Lounge \* Fitted Dining/Kitchen \* Three Bedrooms \* Modern Shower Room \* Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing

Council Tax Band B  
Local Authority - Walsall



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



# 11 Heath Bridge Close, Rushall



Lounge



Fitted Dining/Kitchen



Bedroom One

# 11 Heath Bridge Close, Rushall



Bedroom Two



Bedroom Three



Luxury Shower Room



Rear Garden



View To Rear

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An internal inspection is highly recommended to begin to fully appreciate this extremely well presented, modern, three bedroomed semi detached residence that occupies a quiet cul-de-sac position in this sought after 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:

## **CANOPY PORCH**

leading to:

## **RECEPTION HALL**

having composite entrance door, central heating radiator and ceiling light point.

## **LOUNGE**

4.60m x 3.00m (15'1 x 9'10)

PVCu double glazed sliding patio door and window to rear elevation, laminate floor covering, ceiling light point, two wall light points and central heating radiator.

## **MODERN FITTED DINING/KITCHEN**

4.04m x 3.66m (13'3 x 12'0)

PVCu double glazed window to front elevation, range of modern fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over and tiled surround, space for cooker and fridge/freezer, space and plumbing for washing machine, wall mounted "Valliant" central heating boiler housed in matching unit, fluorescent strip light and under stairs recess.

## **FIRST FLOOR LANDING**

with ceiling light point and loft access.

## **BEDROOM ONE**

3.12m x 2.97m (10'3 x 9'9)

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

## **BEDROOM TWO**

3.05m x 2.29m (10'0 x 7'6)

PVCu double glazed window to rear elevation, fitted wardrobes to one wall, central heating radiator and ceiling light point.

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## **BEDROOM THREE**

2.21m x 2.21m (7'3 x 7'3)

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

## **LUXURY SHOWER ROOM**

PVCu double glazed frosted window to front elevation, corner shower enclosure, vanity wash hand basin and WC unit with storage cupboards below, tiled walls, chrome heated towel rail, ceiling spotlights and extractor fan.

## **OUTSIDE**

### **FORE GARDEN**

having block paved driveway providing off road parking, side borders and shrubs.

### **REAR GARDEN**

having block paved patio and pathway, lawn, side borders and shrubs, useful shed 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 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
<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		