

# CHRIS FOSTER & Daughter

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## 7 Redmires Close, Rushall, WS4 1ET Guide Price £425,000

A beautifully presented modern detached family residence occupying a quiet cul-de-sac position on this sought after development of similar executive style homes and within easy reach of local amenities.

\* Canopy Porch \* Reception Hall \* Guest Cloakroom \* Impressive Lounge \* Superb Open Plan Dining Kitchen \* Utility \* Four Good Sized Bedrooms \* Master with En Suite Shower Room \* Family Bathroom \* Garage & Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band E  
Local Authority - Walsall



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Company Number: 11253248



# 7 Redmires Close, Rushall



Lounge



Superb Dining/Kitchen



Superb Dining/Kitchen

# 7 Redmires Close, Rushall



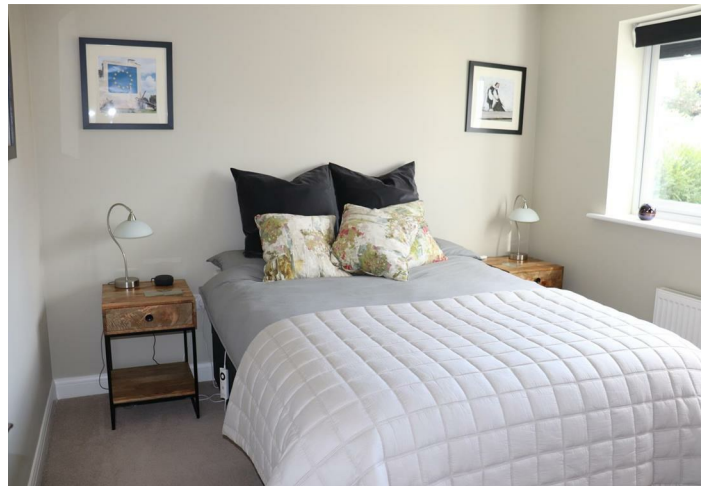
Utility



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

# 7 Redmires Close, Rushall



Bedroom Four



Bathroom



Rear Garden



Front Elevation

# 7 Redmires Close, Rushall

An internal inspection is highly recommended to begin to fully appreciate this beautifully presented, modern detached family residence that occupies an excellent position in a quiet cul-de-sac on this sought after residential development 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 and PVCu double glazing briefly comprises the following:

## **CANOPY PORCH**

leading to:

## **RECEPTION HALL**

having composite entrance door, central heating radiator, two ceiling light points and under stairs storage units.

## **GUEST CLOAKROOM**

having WC, vanity wash hand basin, central heating radiator, tiled floor, ceiling light point and extractor fan.

## **IMPRESSIVE LOUNGE**

6.32m x 3.12m (20'9 x 10'3)

PVCu double glazed bay window to front elevation, two central heating radiators and two ceiling light points.

## **SUPERB OPEN PLAN DINING/KITCHEN**

6.17m x 4.14m (20'3 x 13'7)

PVCu double glazed double opening doors and window to rear elevation, modern vertical central heating radiator, ceiling light point, additional ceiling spotlights, range of luxury fitted units incorporating two ovens, coffee machine and fridge, central island with additional fitted units and drawers below, integrated dishwasher and freezer, inset sink and drainer and induction hob with extractor canopy over.

## **UTILITY**

2.31m x 1.52m (7'7 x 5'0)

PVCu double glazed window to rear elevation, working surface with inset stainless steel single drainer sink, space and plumbing for washing machine, space for tumble dryer, fitted base units, wall mounted "Ideal" central heating boiler, ceiling light point and extractor fan.

## **FIRST FLOOR LANDING**

having two ceiling light points, central heating radiator, loft access and airing cupboard off.

# 7 Redmires Close, Rushall

## **BEDROOM ONE**

3.66m x 3.12m (12'0 x 10'3)

King size room with PVCu double glazed window to rear elevation, fitted mirrored wardrobes, central heating radiator and ceiling light point.

## **EN SUITE SHOWER ROOM**

PVCu double glazed frosted window to side elevation, tiled shower enclosure, pedestal wash hand basin, WC, tiled floor, central heating radiator, ceiling light point and extractor fan.

## **BEDROOM TWO**

3.12m x 3.07m (10'3 x 10'1)

King size room with PVCu double glazed window to front elevation, built in wardrobe, central heating radiator and ceiling light point.

## **BEDROOM THREE**

4.04m x 2.59m (13'3 x 8'6)

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

## **BEDROOM FOUR**

4.72m x 2.36m (15'6 x 7'9)

two PVCu double glazed windows to front elevation, central heating radiator and ceiling light point.

## **FAMILY BATHROOM**

PVCu double glazed frosted window to side elevation, panelled bath with mixer tap and shower attachment fitted, tiled surround and shower screen fitted, pedestal wash hand basin, tiled floor, central heating radiator, ceiling spotlights and extractor fan.

## **OUTSIDE**

### **INTEGRAL GARAGE**

5.36m x 2.51m (17'7 x 8'3)

with up and over door, door to side and fluorescent strip light.

### **FORE GARDEN**

double width tarmac driveway, lawn, shrubs and gated side access leading to:

### **ATTRACTIVE REAR GARDEN**

with paved patio area, artificial lawn, raised floral bed, 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

## **7 Redmires Close, Rushall**

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.

# 7 Redmires Close, Rushall

Ground Floor



First 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			
England & Wales		79	88
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			
England & Wales			
EU Directive 2002/91/EC			