

# CHRIS FOSTER & Daughter

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## 170 Kings Road, Rushall, WS4 1HX Guide Price £235,000

An extended 3 bedroom semi detached residence in need of general modernisation situated in a popular residential location, close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Extended Dining Area \* Fitted Kitchen \* Ground Floor Shower Room \* 3 Bedrooms \* Bathroom \* Integral Garage \* Off Road Parking \* Gas Central Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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



# 170 Kings Road, Rushall



Reception Hall



Ground Floor Shower Room



Lounge



Extended Dining Area

# 170 Kings Road, Rushall



Fitted Kitchen



Bedroom One



Bedroom Two



Bedroom Three

# 170 Kings Road, Rushall



Bathroom



First Floor Landing



Rear Garden

# 170 Kings Road, Rushall

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this extended 3 bedroom semi detached residence that is in need of general modernisation. The property is situated in a 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 gas central heating and PVCu double glazing briefly comprises the following:

## **FULLY ENCLOSED PORCH**

PVCu double glazed door to front elevation, tiled floor and ceiling light point.

## **RECEPTION HALL**

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

## **LOUNGE**

4.42m x 3.30m (14'6 x 10'10)

Feature fireplace, central heating radiator, ceiling light point and being open plan to:

## **EXTENDED DINING AREA**

5.28m x 2.16m (17'4 x 7'1)

PVCu double glazed window and sliding patio door to the rear gardens, central heating radiator, two ceiling light points and being open plan to:

## **FITTED KITCHEN**

4.47m x 2.01m (14'8 x 6'7)

PVCu double glazed door and window to side elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink, plumbing for washing machine, space for fridge/freezer, gas hob with extractor canopy over, two fluorescent strip lights and pantry off.

## **GROUND FLOOR SHOWER ROOM**

PVCu double glazed frosted window to front elevation, shower enclosure with electric 'Triton' shower fitted, wash hand basin, wc, tiled walls and floor, central heating radiator, ceiling light point and extractor fan.

## **FIRST FLOOR LANDING**

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

# 170 Kings Road, Rushall

## **BEDROOM ONE**

4.24m x 3.02m (13'11 x 9'11)

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

## **BEDROOM TWO**

3.73m x 3.02m (12'3 x 9'11)

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

## **BEDROOM THREE**

3.15m x 2.44m (10'4 x 8')

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

## **BATHROOM**

PVCu double glazed frosted window to front elevation, panelled bath with electric 'Triton' shower over and shower screen fitted, vanity wash hand basin with storage cupboard below, wc, tiled walls and floor, central heating radiator, ceiling light point and airing cupboard off housing the 'Ideal' central heating boiler.

## **INTEGRAL GARAGE**

5.03m x 2.44m (16'6 x 8')

double opening doors and light point.

## **FORE GARDEN**

having block paved frontage providing ample off road parking, outside light and gated side access leading to:

## **REAR GARDEN**

paved patio, lawn with side borders, useful shed and greenhouse.

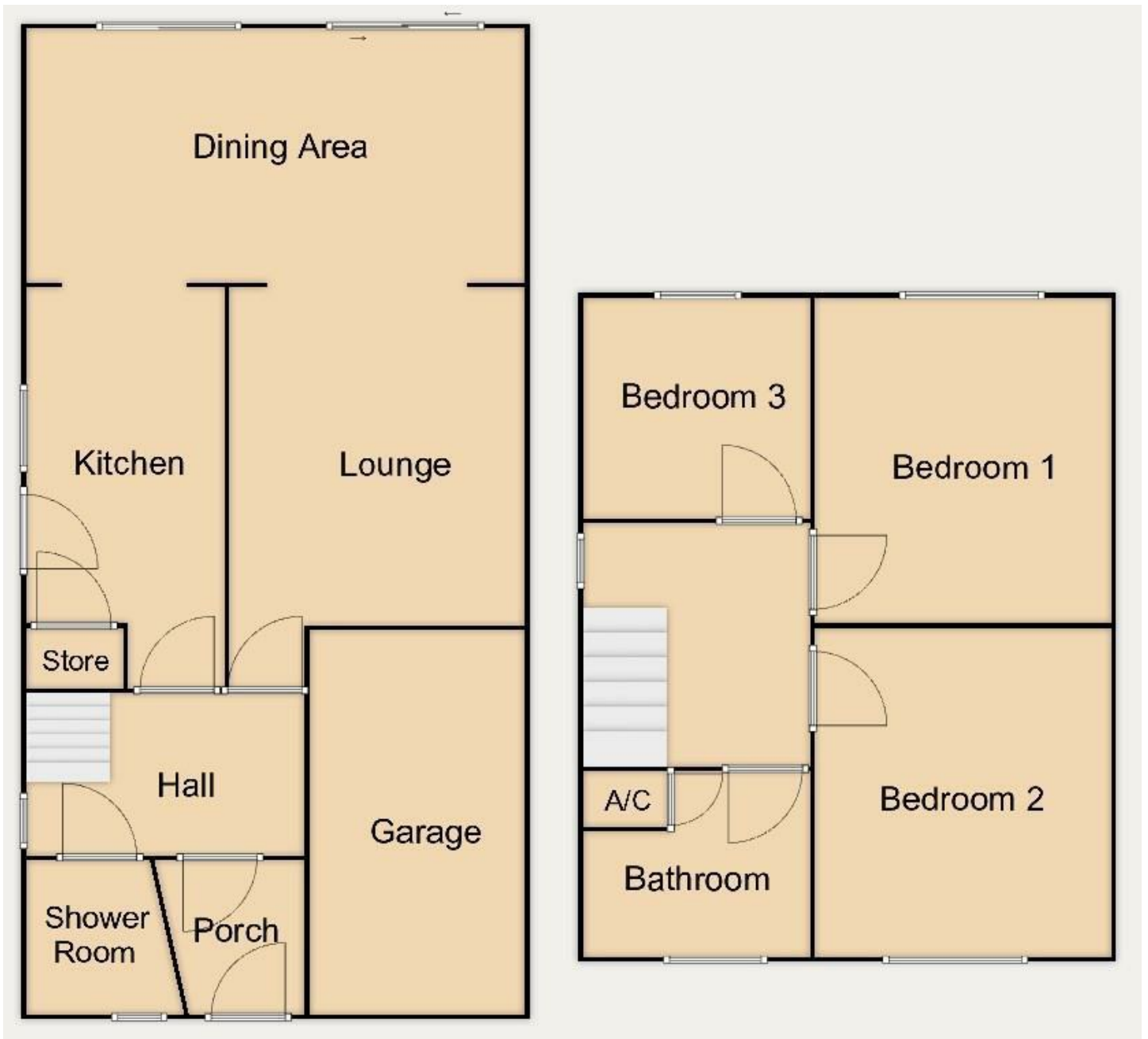
## **GENERAL INFORMATION**

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.

# 170 Kings Road, Rushall



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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		