

# CHRIS FOSTER & Daughter

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## 168 Kings Road, Rushall, WS4 1HX Guide Price £255,000

A particularly spacious, extended and well presented three bedroom semi detached family residence occupying an excellent position in this sought after residential location close to local amenities.

Reception Hall \* Lounge \* Dining Area \* Conservatory \* Modern Fitted Kitchen \* Ground Floor Shower Room \* Three Bedrooms \* Modern Bathroom \* Integral Garage \* Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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Company Number: 11253248





# 168 Kings Road, Rushall



Reception Hall



Lounge



Lounge



Dining Area



Conservatory



Modern Fitted Kitchen

# 168 Kings Road, Rushall



Modern Fitted Kitchen



Ground Floor Shower Room



First Floor Landing



Bedroom One



Bedroom One



Bedroom Two



## 168 Kings Road, Rushall



Bedroom Three



Modern Bathroom



Rear Garden



# 168 Kings Road, Rushall

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, extended and well presented three bedroom semi detached family residence that occupies an excellent position in this sought after residential location close to 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:

## **RECEPTION HALL**

having composite entrance door and PVCu double glazed frosted window to front elevation, parquet flooring, central heating radiator and ceiling light point.

## **LOUNGE**

5.08m x 3.38m (16'8 x 11'1)

having feature fireplace with gas coal effect fire fitted, ceiling light point, central heating radiator and archway leading to:

## **DINING AREA**

3.38m x 2.24m (11'1 x 7'4)

central heating radiator, ceiling light point, wall light point and PVCu double glazed sliding patio door leading to:

## **CONSERVATORY**

2.90m x 2.62m (9'6 x 8'7)

PVCu double glazed, double opening doors to rear elevation, ceiling light point and laminate floor covering.

## **MODERN FITTED KITCHEN**

7.92m x 2.06m (26'0 x 6'9)

PVCu double glazed double opening doors leading to the rear gardens, PVCu double glazed window to the side elevation, range of modern fitted white, high gloss wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in "Hotpoint" electric double oven, separate gas hob with stainless steel extractor canopy over, space and plumbing for washing machine and dishwasher, space for tumble dryer and fridge/freezer, breakfast bar, tiled floor, three ceiling light points, central heating radiator, chrome heated towel rail and wall mounted "Ideal" central heating boiler.

# 168 Kings Road, Rushall

## GROUND FLOOR SHOWER ROOM

PVCu double glazed frosted window to front elevation, tiled shower enclosure with electric "Triton" shower fitted, wash hand basin with storage cupboard below, WC, parquet flooring, central heating radiator, ceiling spotlights and extractor fan.

## FIRST FLOOR LANDING

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

## BEDROOM ONE

4.27m x 2.97m (14'0 x 9'9)

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

## BEDROOM TWO

3.89m x 3.05m (12'9 x 10'0)

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

## BEDROOM THREE

3.20m x 2.44m (10'6 x 8'0)

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

## MODERN BATHROOM

PVCu double glazed frosted window to front elevation, shower bath with overhead and hand held shower attachments and shower screen fitted, vanity wash hand basin and WC unit with storage cupboards, tiled walls and floor, chrome heated towel rail, ceiling spotlights and extractor fan.

## OUTSIDE

### INTEGRAL GARAGE

4.88m x 2.44m (16'0 x 8'0)

with up and over door, light and power points.

### FORE GARDEN

having concrete driveway providing off road parking and lawn with inset shrubs.

### REAR GARDEN

with side access, paved patio area, lawn, borders and 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 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

## **168 Kings Road, Rushall**

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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