

CHRIS FOSTER & Daughter

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94 Chatsworth Crescent, Rushall, WS4 1RU Guide Price £185,000

A spacious well planned three bedroom mid town house residence in need of general modernisation situated in this popular residential location and within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room * Fitted Kitchen * Three Bedrooms * Shower Room * Separate WC * Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band B
Local Authority - Walsall



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



94 Chatsworth Crescent, Rushall



Through Lounge/Dining Room



Fitted Kitchen



Bedroom One



Bedroom Two

94 Chatsworth Crescent, Rushall



Bedroom Three



Shower Room



Separate WC



Rear Garden

94 Chatsworth Crescent, Rushall

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this spacious, well planned, mid town house residence that is in need of general modernisation. The property is situated in a popular residential location and 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:

FULLY ENCLOSED PORCH

PVCu double glazed sliding patio door to front elevation and wall light point.

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator and ceiling light point.

THROUGH LOUNGE/DINING ROOM

5.64m x 3.35m (18'6 x 11'0)

PVCu double glazed bow window to front elevation, double glazed sliding patio door leading to the rear gardens, feature fireplace, central heating radiator and two ceiling light points.

FITTED KITCHEN

4.04m x 3.02m (13'3 x 9'11)

PVCu double glazed door and window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, space for cooker with extractor canopy over, plumbing for washing machine, central heating radiator, ceiling spotlights and under stairs storage cupboard off.

FIRST FLOOR LANDING

ceiling light point and airing cupboard off housing the "Worcester" central heating boiler.

BEDROOM ONE

4.01m x 3.81m (13'2 x 12'6)

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

BEDROOM TWO

3.81m x 2.77m (12'6 x 9'1)

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

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BEDROOM THREE

2.46m x 2.21m (8'1 x 7'3)

PVCu double glazed window to rear elevation, built in storage cupboard, central heating radiator, ceiling light point and loft access.

SHOWER ROOM

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

SEPERATE WC

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

OUTSIDE

FORE GARDEN

having paved driveway providing off road parking, gravelled area and shrubs, shared side access leads to:

REAR GARDEN

paved patio area and pathway, lawn, shrubs, brick built storage shed and open aspect to rear.

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
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
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		