

CHRIS FOSTER & Daughter

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70 Edinburgh Drive, Rushall, WS4 1HR Guide Price £199,950

A traditional style three bedroom semi detached residence in need of general modernisation occupying a quiet cul-de-sac position in this popular residential location and within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Through Lounge/Dining Room * Kitchen * Three Bedrooms * Bathroom * Double Length Garage * 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



70 Edinburgh Drive, Rushall



Through Lounge/Dining Room



Kitchen



Bedroom One

70 Edinburgh Drive, Rushall



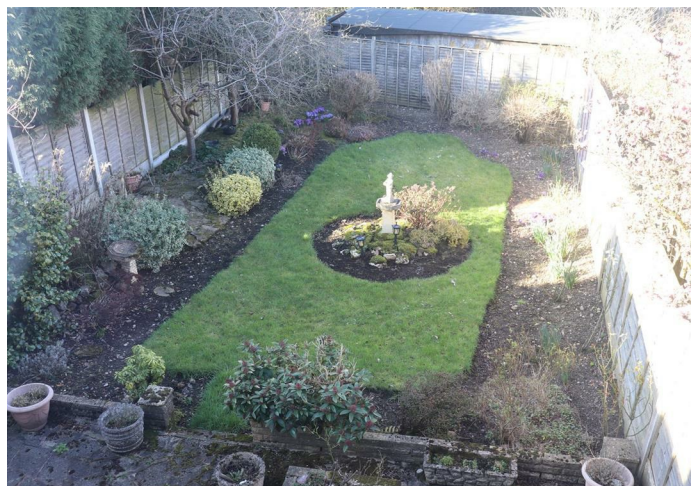
Bedroom Two



Bedroom Three



Bathroom



Rear Garden

70 Edinburgh Drive, Rushall

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this traditional style three bedroom semi detached family residence that is in need of general modernisation. The property occupies a quiet cul-de-sac position in this 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 PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

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

RECEPTION HALL

having frosted glass panelled entrance door, electric heater and ceiling light point.

THROUGH LOUNGE/DINING ROOM

6.78m x 3.96m max (22'3 x 13'0 max)

PVCu double glazed bow window to front elevation, double glazed sliding patio door leading to the rear gardens, feature fireplace with modern coal effect fire fitted, two ceiling light points and understairs storage cupboard off.

KITCHEN

2.39m x 2.36m (7'10 x 7'9)

PVCu double glazed window to rear elevation, fitted wall and base units, working surface with inset stainless steel single drainer sink, space for cooker, fridge and washing machine, fluorescent strip light and door leading to the garage.

FIRST FLOOR LANDING

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

BEDROOM ONE

3.66m x 2.74m (12'0 x 9'0)

PVCu double glazed window to front elevation, ceiling light point and airing cupboard off.

BEDROOM TWO

3.00m x 2.74m (9'10 x 9'0)

PVCu double glazed window to rear elevation and ceiling light point.

BEDROOM THREE

2.21m x 2.13m (7'3 x 7'0)

PVCu double glazed window to front elevation and ceiling light point.

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BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with electric "Triton" shower over and tiled surround, pedestal wash hand basin, WC and ceiling light/heater.

OUTSIDE

DOUBLE LENGTH TANDEM GARAGE

7.87m x 2.39m (25'10 x 7'10)

up and over door to front, door and PVCu double glazed window to rear, light and power points.

FORE GARDEN

paved frontage providing off road parking.

REAR GARDEN

with crazy-paved patio area, lawn, well stocked borders, trees and 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
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(1-20) G		
Not energy efficient - higher running costs		
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