

# CHRIS FOSTER & Daughter

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## 225 Daw End Lane, Rushall, WS4 1LD To Let £1,100 PCM

A spacious three bedroom Detached family residence occupying an excellent position backing onto canal and being within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Through Lounge/Dining Room \* Kitchen \* Three Bedrooms \* Shower Room \* Separate WC \* Garage and Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing \* No Pets \* No Smokers

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248





# 225 Daw End Lane, Rushall



Reception Hall



Through Lounge/Dining Room



Through Lounge/Dining Room



Kitchen



Kitchen



First Floor Landing



## 225 Daw End Lane, Rushall



Bedroom One



Bedroom Two



Bedroom Three



Shower Room



Rear Garden



Fore Garden

# 225 Daw End Lane, Rushall

An internal inspection is highly recommended to begin to fully appreciate this spacious three bedroom Detached family residence occupying an excellent position backing onto canal at the rear and being within a popular 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 fired central heating system and PVCu double glazing briefly comprises of the following:

## **FULLY ENCLOSED PORCH**

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

## **RECEPTION HALL**

having PVCu double glazed entrance door, central heating radiator, ceiling coving, wall light point, newly laid laminate flooring and storage cupboard off housing the central heating boiler.

## **THROUGH LOUNGE/DINING ROOM**

7.39m x 3.12m (24'3 x 10'3)

having PVCu double glazed bow window to front elevation, PVCu double glazed sliding patio door leads to the rear gardens, fireplace, central heating radiator, ceiling coving, newly laid laminate flooring and two ceiling light points.

## **KITCHEN**

3.07m x 2.59m (10'1 x 8'6)

having PVCu double glazed door and window to rear, fitted wall, base units and drawers, working surfaces with inset stainless steel sink having mixer tap over, built in oven and hob with extractor canopy over, space and plumbing for automatic washing machine, ceiling light point and ceiling coving.

## **FIRST FLOOR LANDING**

having PVCu double glazed window to side elevation, ceiling light point, two wall light points, ceiling coving, loft access, newly laid carpet and airing cupboard off.

## **BEDROOM ONE**

3.81m x 3.35m (12'6 x 11'0)

having PVCu double glazed window to front elevation, range of fitted wardrobes and dressing table, central heating radiator, ceiling light point, newly laid carpet and two wall light points.

# 225 Daw End Lane, Rushall

## BEDROOM TWO

3.35m x 2.82m (11'0 x 9'3)

having PVCu double glazed window to rear elevation, built in wardrobe, ceiling light point, newly laid carpet and central heating radiator.

## BEDROOM THREE

3.12m x 2.59m (10'3 x 8'6)

having PVCu double glazed window to front elevation, fitted wardrobes, central heating radiator, newly laid carpet and ceiling light point.

## SHOWER ROOM

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

## SEPARATE WC

having PVCu double glazed frosted window to side elevation, WC, ceiling light point and ceiling coving.

## OUTSIDE - GARAGE

5.18m x 2.44m (17'0 x 8'0)

having up and over door to front, two fluorescent strip lights and door to the side.

## FORE GARDEN

having Tarmac driveway, lawn, side borders and gated side access leads to:

## REAR GARDEN

having patio area, cold water tap, lawn, side borders, additional rear sun patio and canal to rear.

## GENERAL INFORMATION

The rent includes any service charges and ground rent but is exclusive of all utilities and council tax.

**RENT AND DEPOSITS** On commencement of a tenancy we will require one month's rent in advance, plus a deposit equivalent to 5 weeks rent, in cleared funds. The Deposit is safeguarded by the Tenancy Deposit Scheme and returned at the end of the tenancy provided that the property is left in the condition in which it was found (according to the inventory and condition report and tenancy agreement).

**FIXTURES AND FITTINGS** All items specified in these letting particulars will be available with the property.

**SERVICES** All main services are connected subject to the usual regulations. The property has a telephone point but you will need to contact a telephone provider to arrange to have a line connected.

## NO SMOKERS – NO SHARERS

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 particulars.

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