

# CHRIS FOSTER & Daughter

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## 20 Rosedene Close, Rushall, WS4 1LL Guide Price £329,950

A well presented modern 3 bedroom detached residence, situated on a popular development within easy reach of local amenities.

- \* Canopy Porch \* Reception Hall \* Guest Cloakroom \* Lounge \* Luxury Fitted Dining/Kitchen
- \* 3 Bedrooms - Master with En Suite \* Bathroom \* Off Road Parking For Two Vehicles \*
- Garage \* Gas Central Heating \* PVCu Double Glazing \*

Council Tax Band D  
Local Authority - Walsall



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Company Number: 11253248





## 20 Rosedene Close, Rushall



Guest Cloakroom



Lounge



Lounge



Luxury Fitted Kitchen / Diner



## 20 Rosedene Close, Rushall



Luxury Fitted Kitchen / Diner



Utility Area



Bedroom One



En Suite



Bedroom Two



## 20 Rosedene Close, Rushall



Bedroom Three



Bathroom



Rear Garden



Rear Elevation

## 20 Rosedene Close, Rushall

An internal inspection is highly recommended to begin to fully appreciate this well presented modern 3 bedroom detached residence, situated on a popular development 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:

### **RECEPTION HALL**

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

### **GUEST CLOAKROOM**

having ceiling light point, WC, wash hand basin having mixer tap over, central heating radiator, extractor fan and tiled flooring.

### **LOUNGE**

5.23m (into bay) x 4.24m (17'02 (into bay) x 13'11)

having PVCu double glazed bay window to front elevation and widow to side elevation, ceiling light point and two central heating radiators.

### **LUXURY FITTED DINING/KITCHEN**

4.24m x 3.61m (13'11 x 11'10)

having PVCu double glazed French doors and windows to rear elevation, inset ceiling spotlights, range of fitted wall, base units and drawers, working surfaces with inset stainless steel bowl and half drainer sink having mixer tap over, built in electric double oven and gas hob having stainless steel extractor canopy over, built in dishwasher, space for fridge/freezer, two central heating radiators and storage cupboard off.

### **UTILITY AREA**

1.96m x 0.97m (6'05 x 3'02)

having ceiling light point, fitted base units and working surface, space and plumbing for washing machine and tumble dryer, wall mounted 'Worcester' central heating boiler and extractor fan.

### **FIRST FLOOR LANDING**

having ceiling light point, loft access and storage cupboard off.

# 20 Rosedene Close, Rushall

## BEDROOM ONE

4.04m x 3.15m (13'03 x 10'04)

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

## EN SUITE

having PVCu frosted double glazed window to side elevation, ceiling light point, heated towel rail, pedestal wash hand basin having mixer tap over, WC, shower enclosure with thermostatic mixer shower fitted, shaver point, extractor fan and tiled flooring.

## BEDROOM TWO

3.30m x 3.00m (10'10 x 9'10)

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

## BEDROOM THREE

2.77m x 2.06m (9'01 x 6'09)

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

## BATHROOM

having PVCu frosted double glazed window to rear elevation, ceiling light point, heated towel rail, pedestal wash hand basin having mixer tap over, WC, panelled bath having mixer tap and electric 'Triton' shower over, extractor fan and tiled flooring.

## OUTSIDE

### GARAGE

5.94m x 2.95m (19'06 x 9'08)

having up and over garage door to front elevation and ceiling light point.

### FORE GARDEN

having tarmac driveway, slabbed path, lawned area and mature shrubs.

### REAR GARDEN

having paved patio area with path leading to seating area, artificial lawn, mature shrubs and trees, security lighting and fenced borders.

## GENERAL INFORMATION

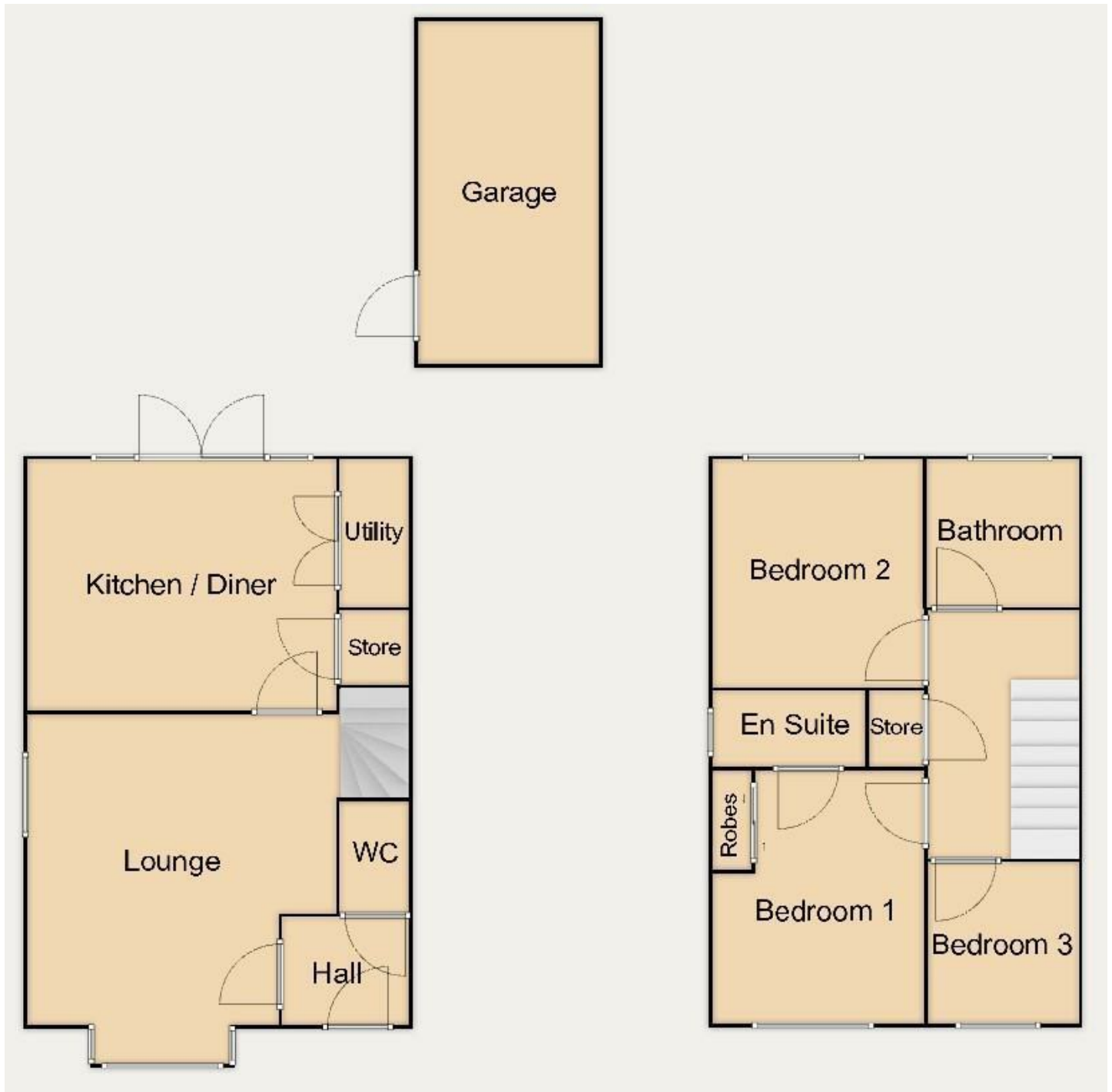
We understand the property is Freehold with vacant possession upon completion.

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.

# 20 Rosedene Close, Rushall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		