

# CHRIS FOSTER & Daughter

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## 83 Barns Lane, Rushall WS4 1HH Guide Price £215,000

An extremely well presented three bedroomed end town house residence situated in this popular residential location within easy reach of local amenities.

\* Reception Hall \* Lounge/Dining Room \* Modern Fitted Kitchen \* Three Bedrooms \* Modern Shower Room \* Side Garage & Ample Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing \* Landscaped Gardens \* Potential to Extend

Council Tax Band  
Local Authority -



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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Company Number: 11253248





# 83 Barns Lane, Rushall



Reception Hall



Lounge/Dining Room



Lounge/Dining Room



Lounge/Dining Room



Modern Fitted Kitchen



# 83 Barns Lane, Rushall



Modern Fitted Kitchen



First Floor Landing



Bedroom One



Bedroom Two



Bedroom Three



## 83 Barns Lane, Rushall



Modern Fitted Kitchen



Landscaped Rear Garden



Landscaped Rear Garden



Fore Garden

# 83 Barns Lane, Rushall

An internal inspection is essential to begin to fully appreciate this particularly well presented, three bedroomed, end town house residence that 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

## **RECEPTION HALL**

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

## **LOUNGE/DINING ROOM**

5.89m x 3.02m (19'4 x 9'11)

PVCu double glazed bow window to front elevation, feature fireplace, central heating radiator, two ceiling light points, two wall light points and laminate floor covering.

## **MODERN FITTED KITCHEN**

5.05m x 1.91m (16'7 x 6'3)

window to rear elevation, PVCu double glazed double opening doors leading to the rear gardens, laminate floor covering, central heating radiator, two ceiling light points, range of modern fitted cream high gloss wall, base units and drawers, working surfaces with inset one and a half bowl sink having integrated drainer system and mixer tap over, built in "Neff" electric oven and induction hob with stainless steel extractor canopy over, space and plumbing for washing machine, space for fridge freezer.

## **FIRST FLOOR LANDING**

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

## **BEDROOM ONE**

3.12m x 2.97m (10'3 x 9'9)

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

## **BEDROOM TWO**

2.92m x 2.62m minimum (9'7 x 8'7 minimum)

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

## **BEDROOM THREE**

2.39m x 1.68m (7'10 x 5'6)

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

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## MODERN SHOWER ROOM

PVCu double glazed frosted window to rear elevation, walk in shower enclosure, vanity wash hand basin, WC, tiled walls, ceiling light point and extractor fan.

## OUTSIDE

### SIDE GARAGE

5.51m x 2.54m (18'1 x 8'4)

with electric roller door, door to the rear gardens, wall mounted "Glowworm" central heating boiler, light and power.

### FORE GARDEN

having large tarmacadam driveway with block paved border providing ample off road parking, double plug socket next to side garage, lawn, side borders and brick boundary wall with ornate railing.

### LANDSCAPED REAR GARDEN

paved patio area, security light, outside tap, lawn, side borders, additional rear patio with pergola.

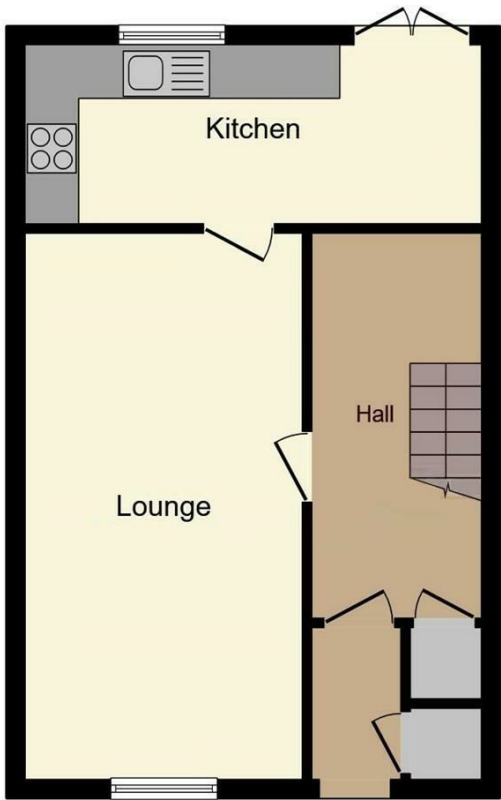
## GENERAL INFORMATION

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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Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

