

# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: [www.chrisfoster.co.uk](http://www.chrisfoster.co.uk)



## 12 Winterley Lane, Rushall, WS4 1LS Guide Price £215,000

A well presented 3 bedroom end town house residence, occupying a corner position in this popular residential location close to local amenities.

\* Canopy Porch \* Reception Hall \* Lounge \* Dining Room \* Conservatory \* Modern Fitted Kitchen \* 3 Bedrooms \* Modern Bathroom \* Gas Central Heating \* PVCu double glazing

Council Tax Band B  
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

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





# 12 Winterley Lane, Rushall



Lounge



Dining Room



Conservatory



Fitted Kitchen



# 12 Winterley Lane, Rushall



Fitted Kitchen



Bedroom One



Bedroom One



Bedroom Two



Modern Bathroom



Rear Garden

# 12 Winterley Lane, Rushall



Rear Garden



Front Elevation

# 12 Winterley Lane, Rushall

An internal inspection is highly recommended to begin to fully appreciate this well presented 3 bedroom end town house residence that occupies a corner position in this popular residential location 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:

## **CANOPY PORCH**

leading to:

## **RECEPTION HALL**

composite entrance door, laminate floor covering, central heating radiator and ceiling light point.

## **LOUNGE**

3.86m x 3.76m (12'8 x 12'4)

PVCu double glazed window to front elevation, feature fireplace with modern electric log effect fire fitted, central heating radiator and ceiling light point.

## **DINING ROOM**

3.20m x 2.90m (10'6 x 9'6)

central heating radiator, ceiling light point, laminate floor covering and PVCu double glazed sliding patio door leading to:

## **CONSERVATORY**

2.84m x 2.03m (9'4 x 6'8)

PVCu double glazed double opening doors and windows to rear elevation and tiled floor.

## **MODERN FITTED KITCHEN**

3.30m x 2.41m (10'10 x 7'11)

PVCu double glazed windows to rear and side elevations, PVCu double glazed door to the rear gardens, tiled floor, ceiling light point, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, space for cooker and fridge/freezer, space and plumbing for washing machine and dishwasher and storage cupboard off.

## **FIRST FLOOR LANDING**

PVCu double glazed window to side elevation, ceiling light point and storage cupboard off.



# 12 Winterley Lane, Rushall

## **BEDROOM ONE**

3.81m x 3.00m min (12'6 x 9'10 min)

PVCu double glazed window to front elevation, laminate floor covering, central heating radiator, ceiling light point and access to loft housing the central heating boiler.

## **BEDROOM TWO**

3.23m min x 2.84m (10'7 min x 9'4)

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

## **BEDROOM THREE**

2.67m x 2.51m (8'9 x 8'3)

PVCu double glazed window to side elevation, built in storage cupboard and ceiling light point.

## **MODERN BATHROOM**

2.44m x 1.68m (8' x 5'6)

two PVCu double glazed frosted windows to rear elevation, panelled bath with shower over, pedestal wash hand basin, wc, chrome heated towel rail, ceiling light point, extractor fan and tiled walls to three quarter height.

## **OUTSIDE**

### **FORE GARDEN**

lawn paved path and gated side access leading to:

### **REAR GARDEN**

paved patio area, lawn side borders and shrubs, outside light and brick built storage shed.

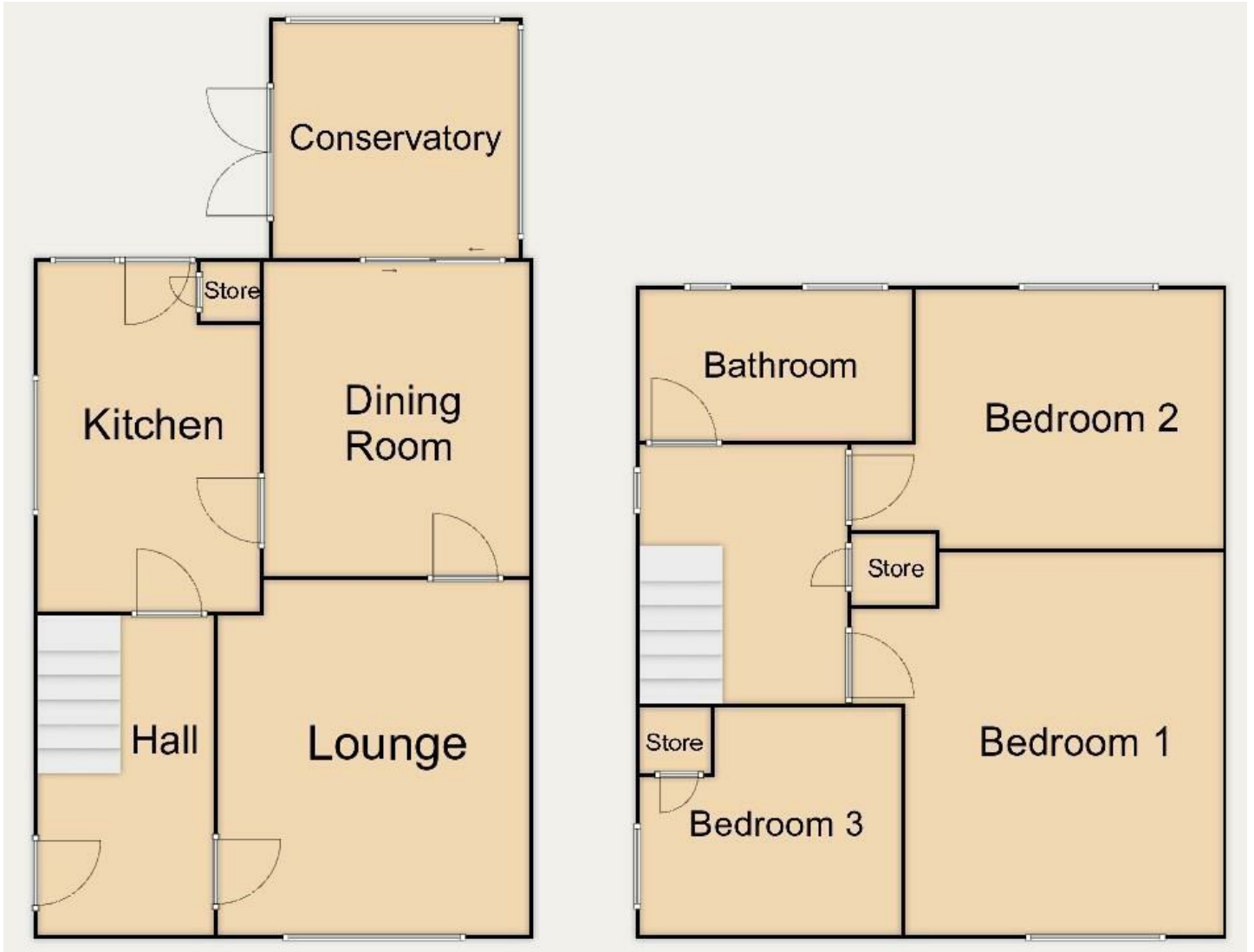
## **GENERAL INFORMATION**

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.

# 12 Winterley Lane, Rushall



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	78
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	