

FOR SALE



Edinburgh Drive, Rushall

3 Bedrooms, 1 Bathroom, Semi Detached House

£260,000



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- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- CONSERVATORY
- FITTED KITCHEN



Martin & Co are pleased to offer this well presented family semi detached property ideally located for Schools, shops, transport links and amenities.

This lovely home is set behind a block paved driveway which leads to the enclosed porch entrance with reception hallway and a door leading to the welcoming lounge. Folding doors lead to the dining room which is ideal to entertain in and sliding doors lead to the conservatory. Continuing through the ground floor is a fitted kitchen with wall and base units, a separate good sized utility with a guest W.C and wash basin. Door to the rear garden and a further door to the garage.

On the first floor are three good sized bedrooms which are accompanied by the family bathroom with three piece suite comprising p shaped bath with shower and side screen, wash basin and W.C.

To the rear is a good sized garden perfect for the family and block paved patio ideal for garden furniture.

This home needs to be viewed internally to be fully appreciated.



PORCH

HALLWAY

LOUNGE 12' 9" x 11' 1" (3.89m x 3.38m)

DINING ROOM 11' 2" x 9' 3" (3.4m x 2.82m)

CONSERVATORY 7' 4" x 5' 9" (2.24m x 1.75m)

FITTED KITCHEN 11' 1" x 7' 5" (3.38m x 2.26m)

UTILITY 14' 2" max x 10' 6" min x 7' (4.32m max x 3.2m min x 2.13m)

GUEST W.C.

LANDING

BEDROOM ONE 12' 3" x 10' (3.73m x 3.05m)

BEDROOM TWO 12' x 10' max x 8' 3" min (3.66m x 3.05m max x 2.51m min)

BEDROOM THREE 8' 8" x 8' 6" (2.64m x 2.59m)

BATHROOM

GARAGE 19' x 7' 4" (5.79m x 2.24m)

OUTSIDE To the rear is a good sized lawned garden with shrub borders and block paved patio

BLOCK PAVED DRIVEWAY



INFORMATION

COUNCIL TAX BAND - C

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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Accuracy: 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. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor.