

CHRIS FOSTER & Daughter

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14 Rosedene Close, Rushall, WS4 1LL **Guide Price £245,000**

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

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

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



14 Rosedene Close, Rushall



Guest Cloakroom



Lounge



Lounge



Modern Fitted Dining/Kitchen

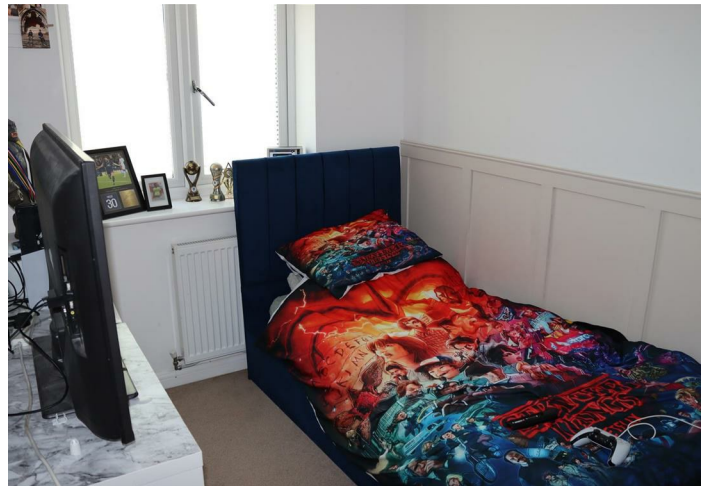
14 Rosedene Close, Rushall



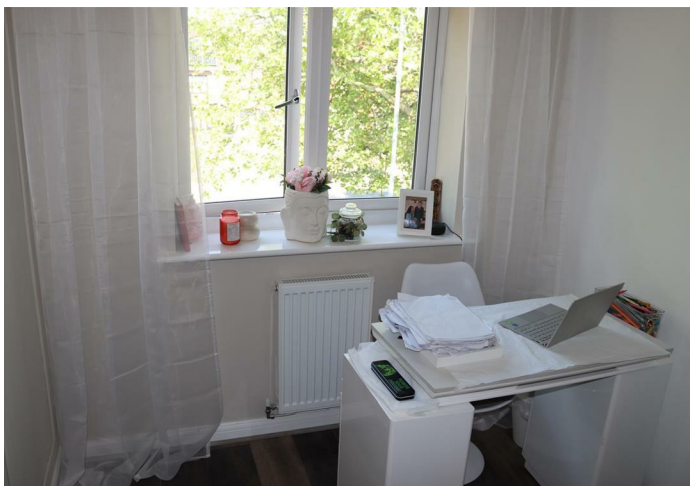
Bedroom One



En Suite Shower Room



Bedroom Two



Bedroom Three



Bathroom

14 Rosedene Close, Rushall



Rear Garden

14 Rosedene Close, Rushall

An internal inspection is highly recommended to begin to fully appreciate this well presented, modern semi detached residence that is 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:

CANOPY PORCH

leading to:

RECEPTION HALL

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

GUEST CLOAKROOM

wc, wash hand basin, tiled floor, half tiled walls, central heating radiator, ceiling light point and extractor fan.

LOUNGE

5.59m x 3.51m (18'4 x 11'6)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point and under stairs storage cupboard off.

MODERN FITTED DINING/KITCHEN

4.42m x 3.12m (14'6 x 10'3)

PVCu double glazed double opening doors and window to rear elevation, tiled floor, two ceiling light points and additional ceiling spot lights, central heating radiator, range of modern fitted white high gloss wall, base units and drawers, working surfaces with matching upstands and inset stainless steel single drainer sink having mixer tap over, built in electric oven and gas hob with stainless steel extractor canopy over, integrated fridge/freezer, space and plumbing for washing machine, breakfast bar with additional base units below and wall mounted 'Worcester' central heating boiler housed in matching unit.

FIRST FLOOR LANDING

central heating radiator, ceiling light point and loft access.

BEDROOM ONE

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

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point, fitted wardrobes and additional walk-in wardrobe/storage cupboard.

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EN SUITE SHOWER ROOM

PVCu double glazed frosted window to rear elevation, double tiled shower enclosure with over head and hand held shower attachments, pedestal wash hand basin, wc, tiled floor, central heating radiator, extractor fan and ceiling light point.

BEDROOM TWO

3.20m x 2.16m (10'6 x 7'1)

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

BEDROOM THREE

3.25m x 2.16m (10'8 x 7'1)

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

BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath, pedestal wash hand basin, wc, central heating radiator, tiled floor, half tiled walls, ceiling light point and extractor fan.

OUTSIDE

FORE GARDEN

lawn with shrubs and double length tarmacadam driveway to side.

REAR GARDEN

gated side access, paved patio, lawn, shrubs and useful shed.

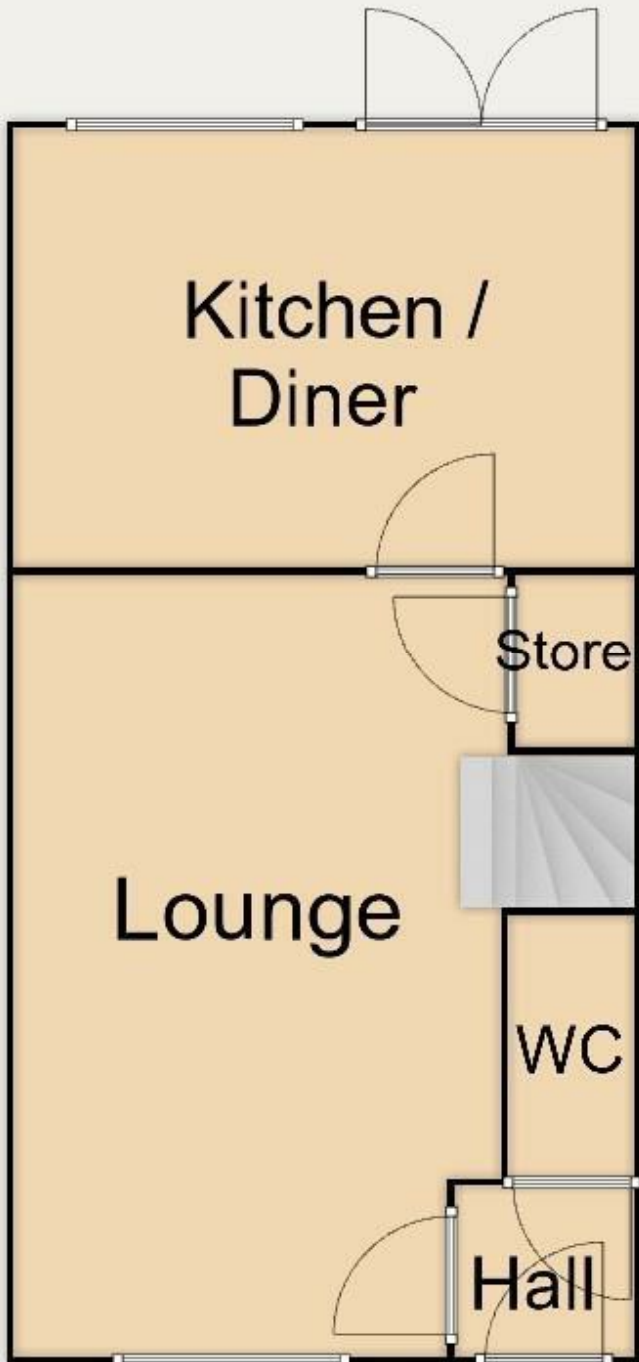
GENERAL INFORMATION

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		