

# CHRIS FOSTER & Daughter

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## 1 King George Crescent, Rushall, WS4 1EF Guide Price £265,000

A particularly well presented traditional style semi detached residence that has been recently refurbished to a high standard throughout, situated in a popular location close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Luxury Fitted Dining/Kitchen \* 3 Bedrooms  
\* Luxury Bathroom \* Garage and Off Road Parking \* Electric Central Heating \* PVCu Double  
Glazing \* No Upward Chain

Council Tax Band C  
Local Authority - Walsall



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



# 1 King George Crescent, Rushall



Reception Hall



Lounge



Lounge



Luxury Fitted Dining/Kitchen

# 1 King George Crescent, Rushall



Luxury Fitted Dining/Kitchen



Luxury Fitted Dining/Kitchen



First Floor Landing



Bedroom One

# 1 King George Crescent, Rushall



**Bedroom One**



**Bedroom Two**

**Bedroom Three**



**Luxury Bathroom**



**Rear Garden**

# 1 King George Crescent, Rushall



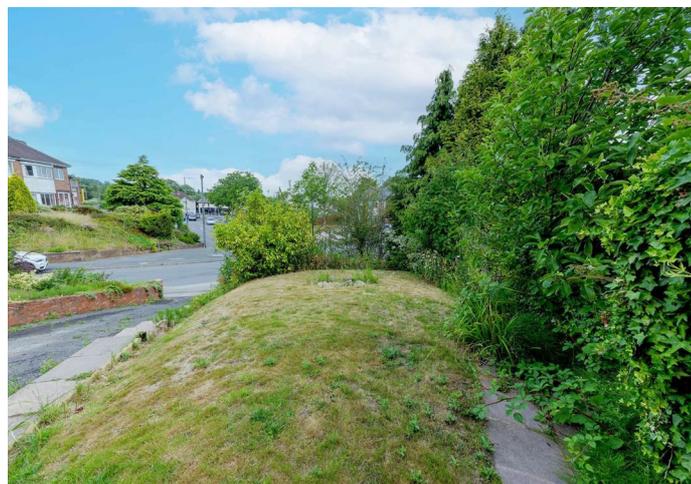
Rear Garden



Rear Elevation



Front Elevation



Fore Garden

# 1 King George Crescent, Rushall

An internal inspection is essential to begin to fully appreciate this particularly well presented traditional style semi detached residence that has been recently refurbished to a high standard throughout. The property 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 an electric central heating system and PVCu double glazing, briefly comprises the following:

## **FULLY ENCLOSED PORCH**

double glazed sliding patio door to front elevation and wall light point.

## **RECEPTION HALL**

having entrance door, PVCu double glazed window to side elevation, half panelled walls, central heating radiator, ceiling light point, tiled floor and understairs storage cupboard off.

## **LOUNGE**

4.06m x 3.96m (13'4 x 13')

PVCu double glazed window to front elevation, feature fireplace with tiled hearth and timber beam surround, ceiling light point, central heating radiator and laminate floor covering.

## **LUXURY FITTED DINING/KITCHEN**

5.84m x 3.35m (19'2 x 11')

two PVCu double glazed windows and door to rear elevation, tiled floor to kitchen area, laminate flooring to dining area, feature fireplace with tiled hearth and timber beam surround, two ceiling light points and additional inset ceiling spotlights, central heating radiator, range of luxury fitted wall and base units, solid wood working surfaces with tiled surround and inset 'Belfast' sink having mixer tap over, built in electric oven and hob with extractor canopy over, wall mounted central heating boiler housed in matching unit, additional solid wood working surface incorporating breakfast bar with base unit below.

## **FIRST FLOOR LANDING**

PVCu double glazed window to side elevation, ceiling light point, half panelled walls and loft access.

## **BEDROOM ONE**

3.48m x 3.07m min (11'5 x 10'1 min)

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

## **BEDROOM TWO**

3.78m x 3.35m (12'5 x 11')

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

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## **BEDROOM THREE**

2.74m x 2.44m (9' x 8')

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

## **LUXURY BATHROOM**

PVCu double glazed frosted window to rear elevation, panelled bath with tiled surround, overhead and hand held shower attachments and shower screen fitted, pedestal wash hand basin, wc, heated towel rail, ceiling light point and extractor fan.

## **GARAGE**

5.49m x 3.81m max (18' x 12'6 max)

electric up and over door, door to rear and light point.

## **FORE GARDEN**

lawn, shrubs, driveway providing off road parking and access to the garage.

## **REAR GARDEN**

paved patio, lawn, shrubs, outside tap and security light.

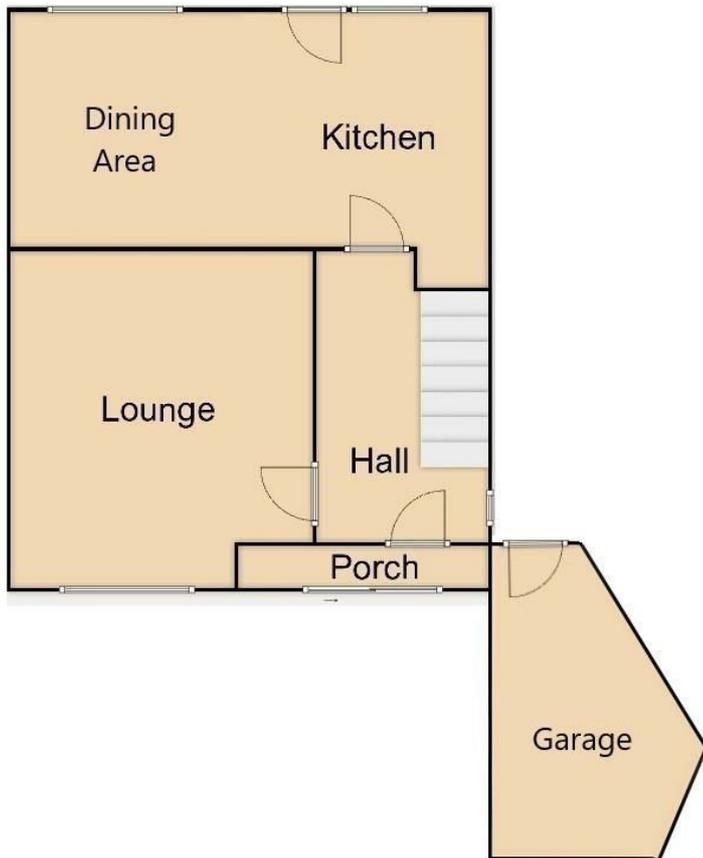
## **GENERAL INFORMATION**

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

SERVICES All main services are connected with the exception of gas.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		56	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		