



Bickley Road, Rushall



5



1



1

Offers in excess of £310,000

 5  1  1

Key Features

- Popular location
- Extended family home
- Five bedrooms
- Large Kitchen
- Family bathroom
- Enclosed rear garden
- EPC rating TBC
- Freehold



 GOODCHILD'S
Estate Agents and Lettings





IDEAL FOR FAMILIES & FIVE BEDROOM HOME

This extended family home is located in Rushall, between Aldridge and Pelsall; popular for their village centres, eateries, shops, good schools and transport links to Cannock, Lichfield & Walsall, M5, M6 & tollway.

This property briefly comprises of a large driveway, entrance hallway, lounge, kitchen and large extension to the rear currently being used as a bar. On the first floor is three bedrooms and a family bathroom and a further staircase to the loft conversion where there are an additional two bedrooms.

Early viewing highly recommended.

Tenure: Freehold

EPC: TBC

Council tax band: B

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.



Frontage

Having gated driveway offering parking for several vehicles.

Lounge

Having bow window to the front and French door to the rear allowing in plenty of natural light and offering access to the rear garden.

Kitchen

Modern fitted Kitchen with matching wall and base units and contrasting worktops benefitting from integrated oven and hob.

Extension

Large extension to the rear which was previously used as a self-contained secondary living unit but has now been opened up and being used as a large bar space.

Bedroom one

Double bedroom to the front of the property benefitting from built in wardrobes.

Bedroom two

Bedroom to the rear of the property offering views of the enclosed garden.

Bedroom three

Single bedroom positioned at the front of the property.

Family bathroom

Fully tiled bathroom having shower over bath, vanity basin and w.c.

Bedroom four

Double bedroom with velux roof window.

Bedroom five

Double bedroom with velux roof window.

Rear garden

Large enclosed rear garden with patio and lawn area.





Approximate total area⁽¹⁾

137.1 m²

Reduced headroom

5.8 m²



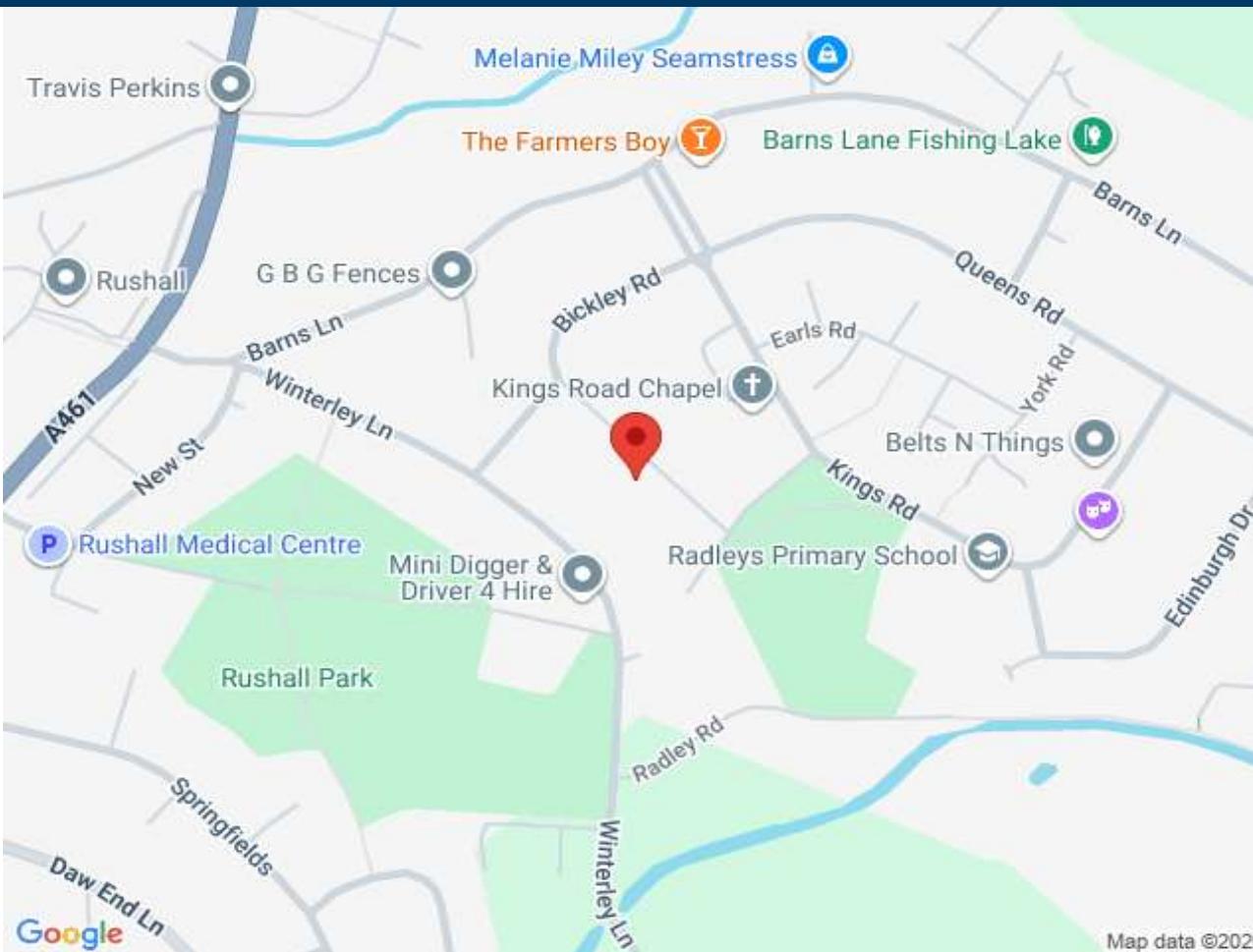
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



01543 226 655

brownhills@newtonfallowell.co.uk