

# CHRIS FOSTER & Daughter

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## 12 Rushwood Close, Walsall, WS4 2HS Offers In Excess Of £390,000

A spacious, well presented, four bedroom detached family residence occupying a quiet cul-de-sac position in this highly sought after residential location, just off Mellish Road, and therefore ideally situated for local amenities.

\* Reception Hall \* Guest Cloakroom \* Impressive Lounge \* Separate Dining Room \* Fitted Kitchen \* Four Bedrooms \* Master with En Suite Shower Room \* Family Bathroom \* Garage \* Gas Central Heating System \* PVCu Double Glazing \* No Upward Chain

Council Tax Band E  
Local Authority - Walsall



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Company Number: 11253248



## 12 Rushwood Close, Walsall



Reception Hall



Through Lounge



Dining Room



## 12 Rushwood Close, Walsall



Fitted Kitchen



Fitted Kitchen



First Floor Landing



Bedroom One



## 12 Rushwood Close, Walsall



En Suite



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

## 12 Rushwood Close, Walsall



Rear Garden

# 12 Rushwood Close, Walsall

An internal inspection is highly recommended to begin to fully appreciate this spacious, well presented detached family residence that occupies a quiet cul-de-sac position in this highly sought after residential location just off Mellish Road. The property is within easy reach of Walsall Arboretum and town centre.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

Schools for children of all ages are readily available including the highly regarded Queen Mary's Grammar school for boys and High school for girls and St Francis of Assisi Catholic Technology College at Aldridge.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

## **RECEPTION HALL**

having composite entrance door, laminate floor covering, ceiling light point, central heating radiator and storage cupboard off.

## **GUEST CLOAKROOM**

WC, wash hand basin, tiled floor, ceiling light point and extractor fan.

## **IMPRESSIVE LOUNGE**

7.01m x 3.61m (23'0 x 11'10)

PVCu double glazed bow window to front elevation, PVCu double glazed sliding patio door leading to the rear gardens, feature fireplace with modern electric fire fitted, two ceiling light points, three wall light points and two central heating radiators.

## **DINING ROOM**

3.81m x 2.95m (12'6 x 9'8)

PVCu double glazed sliding patio door leading to the rear gardens, central heating radiator, ceiling light point, two wall light points and laminate floor covering.

## **MODERN FITTED KITCHEN**

2.79m x 2.01m (9'2 x 6'7)

PVCu double glazed window to rear elevation, PVCu double glazed door to side, range of modern fitted wall, base units and drawers, working surfaces with tiled surround incorporating breakfast bar and having inset single drainer sink with mixer tap over, central heating radiator, tiled floor, ceiling light point, space for cooker with extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge and access to the garage.

## **FIRST FLOOR LANDING**

ceiling light point, loft access and airing cupboard off housing the "Worcester" central heating boiler.

# 12 Rushwood Close, Walsall

## BEDROOM ONE

3.61m x 3.51m (11'10 x 11'6)

PVCu double glazed window to the front elevation, central heating radiator, ceiling light point, three wall light points and range of fitted wardrobes.

## EN SUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation, shower enclosure with "Mira" shower fitted, vanity wash hand basin with storage cupboard below, WC, ceiling light point, two wall light points and central heating radiator.

## BEDROOM TWO

3.71m x 3.43m (12'2 x 11'3)

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

## BEDROOM THREE

3.40m x 2.92m (11'2 x 9'7)

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

## BEDROOM FOUR

3.51m x 2.92m (11'6 x 9'7)

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

## FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath, pedestal wash hand basin, WC, ceiling light point and central heating radiator.

## OUTSIDE

### GARAGE

5.51m x 2.84m (18'1 x 9'4)

with up and over door to front, access to the kitchen and ceiling light point.

### FORE GARDEN

having shaped lawn, shrubs and tarmac driveway providing off road parking.

### REAR GARDEN

having side access, paved patio area, shaped lawn, well stocked borders and shrubs and summer house.

## GENERAL INFORMATION Sales Freehold

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

## **12 Rushwood Close, Walsall**

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