

# CHRIS FOSTER & Daughter

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## 25 Cartbridge Lane, Rushall, WS4 1SB Guide Price £250,000

A spacious semi detached bungalow residence that is need of certain modernisation, situated in a quiet, sought after cul-de-sac location within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Fitted Kitchen \* Utility \* 2 Bedrooms \* Bathroom \* Side Garage \* Gas 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



## 25 Cartbridge Lane, Rushall



Lounge



Fitted Kitchen



Utility

## 25 Cartbridge Lane, Rushall



Bedroom One



Bedroom Two



Bathroom

## 25 Cartbridge Lane, Rushall



Rear Garden



Rear Elevation



Front Elevation

# 25 Cartbridge Lane, Rushall

An internal inspection is essential to begin to fully appreciate this spacious semi detached bungalow residence that is in need of certain modernisation. The property is situated in a quiet, sought after location 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:

## **FULLY ENCLOSED PORCH**

having PVCu double glazed door to front elevation and ceiling light point.

## **ENTRANCE HALL**

having entrance door to front elevation, ceiling light point and central heating radiator.

## **LOUNGE**

4.70m (into bay) x 3.33m (15'05 (into bay) x 10'11)

having PVCu double glazed bay window to front elevation, ceiling light point, central heating radiator and feature fireplace with gas fire fitted.

## **FITTED KITCHEN**

4.67m x 3.63m (15'04 x 11'11)

having PVCu double glazed windows to rear and side elevations, ceiling light point and additional ceiling spot lights, ceiling coving, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel bowl and half drainer sink having mixer tap over, space for cooker, space and plumbing for washing machine and fridge/freezer, central heating radiator, feature fireplace with gas fire fitted and laminate flooring.

## **UTILITY**

2.44m x 2.34m (8'00 x 7'08)

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

## **BEDROOM ONE**

4.09m x 3.30m (13'05 x 10'10)

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

# 25 Cartbridge Lane, Rushall

## **BEDROOM TWO**

3.94m x 3.05m (12'11 x 10'00)

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

## **BATHROOM**

having PVCu double glazed frosted window to side elevation, ceiling light point, WC, vanity wash hand basin having mixer tap over, panelled bath, central heating radiator, loft access, airing cupboard off with additional central heating radiator and wall mounted 'Vaillant' central heating boiler.

## **GARAGE**

6.20m x 2.41m (20'04 x 7'11)

having up and over garage door to front elevation, ceiling light point and sky light.

## **OUTSIDE**

### **FORE GARDEN**

having block paved driveway, slabbed area, lawned area, mature shrubs and trees and fenced border.

### **REAR GARDEN**

having slabbed patio area, steps leading up to lawned area, mature shrubs and trees, fenced borders and useful shed.

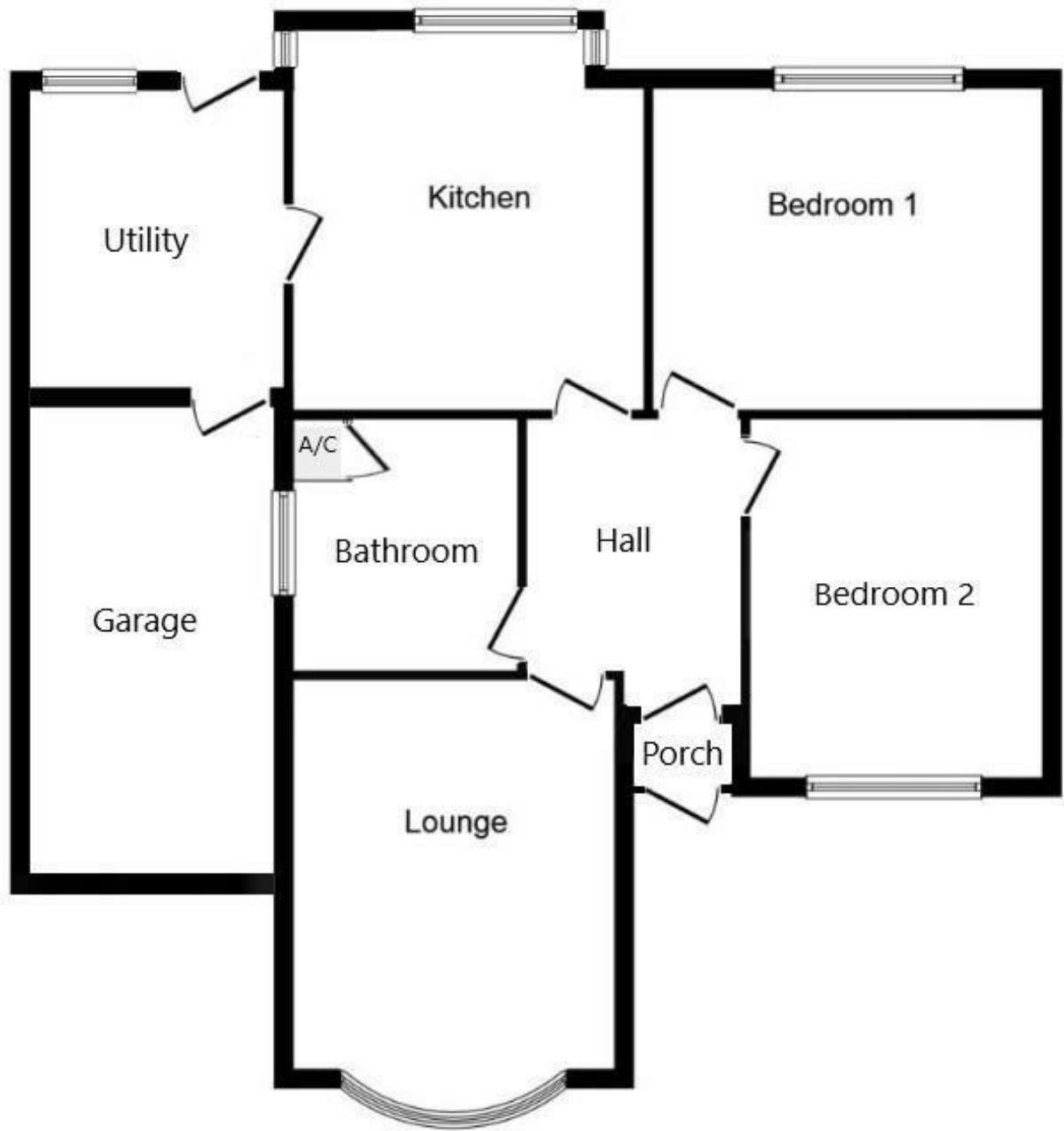
## **GENERAL INFORMATION**

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.

# 25 Cartbridge Lane, Rushall



| Energy Efficiency Rating                    |                                                                                     |                                                                                                             |
|---------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current                                                                             | Potential                                                                                                   |
| Very energy efficient - lower running costs |                                                                                     |                                                                                                             |
| (92 plus) A                                 |  | 82                                                                                                          |
| (81-91) B                                   |                                                                                     |                                                                                                             |
| (69-80) C                                   |                                                                                     |                                                                                                             |
| (55-68) D                                   |                                                                                     |                                                                                                             |
| (39-54) E                                   |                                                                                     |                                                                                                             |
| (21-38) F                                   |                                                                                     |                                                                                                             |
| (1-20) G                                    |                                                                                     |                                                                                                             |
| Not energy efficient - higher running costs |                                                                                     |                                                                                                             |
| England & Wales                             |                                                                                     | EU Directive 2002/91/EC  |

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