

# CHRIS FOSTER & Daughter

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## 44 Barns Lane, Rushall, WS4 1HE Guide Price £279,000

A particularly spacious well presented extended traditional style semi detached family residence situated in this popular residential location close to local amenities.

\* Reception Hall \* Ground Floor Shower Room \* Lounge \* Conservatory \* Luxury Fitted Dining/Kitchen \* Three Good Sized Bedrooms \* Luxury Bathroom \* Off Road Parking \* Detached Garage \* Open Aspect to Rear \* Gas Central Heating \* PVCu Double Glazing

Council Tax Band B  
Local Authority - Walsall



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

# 44 Barns Lane, Rushall



Reception Hall



Ground Floor Shower Room

Lounge



Luxury Fitted Dining/Kitchen

# 44 Barns Lane, Rushall



Conservatory



Bedroom One



Bedroom Two



Bedroom Three



Luxury Bathroom



Garage and Courtyard

# 44 Barns Lane, Rushall



Rear Garden



Rear Elevation



Open Aspect To Rear

# 44 Barns Lane, Rushall

An internal inspection is essential to begin to fully appreciate this particularly spacious well presented extended traditional style semi detached family residence that is situated within a popular residential location enjoying an open aspect to the rear yet close to 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:

## **RECEPTION HALL**

having composite entrance door, PVCu double glazed window to side elevation, laminate floor covering, two ceiling light points, understairs storage cupboard off and additional cloaks cupboard.

## **LUXURY SHOWER ROOM**

PVCu double glazed frosted window to side elevation, shower enclosure with overhead and hand held shower attachments, vanity wash hand basin, WC, tiled floor, modern vertical central heating radiator, ceiling spotlights and extractor fan.

## **LOUNGE**

4.67m x 3.35m (15'4 x 11'0)

PVCu double glazed bay window to front elevation, feature fireplace with timber and tiled surround and gas coal effect fire fitted, two ceiling light points, laminate floor covering and central heating radiator.

## **LUXURY FITTED KITCHEN**

5.28m x 2.34m (17'4 x 7'8)

PVCu double glazed door and window to rear elevation, range of luxury fitted high gloss wall, base units and drawers, solid wood working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric "Neff" double oven, separate hob with extractor canopy over, integrated fridge/freezer, space and plumbing for washing machine, laminate floor covering, ceiling spotlights and central heating radiator.

## **CONSERVATORY**

4.27m x 2.72m (14'0 x 8'11)

PVCu double glazed bi-fold door and windows to rear elevation, laminate floor covering, central heating radiator and ceiling light point.

## **FIRST FLOOR LANDING**

PVCu double glazed frosted window to side elevation and ceiling light point.

# 44 Barns Lane, Rushall

## **BEDROOM ONE**

3.43m x 3.35m (11'3 x 11'0)

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

## **BEDROOM TWO**

3.58m x 3.00m (11'9 x 9'10)

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

## **BEDROOM THREE**

3.53m x 2.36m (11'7 x 7'9)

PVCu double glazed window to front elevation, laminate floor covering, central heating radiator, two ceiling light points and dressing area with fitted wardrobes.

## **LUXURY VICTORIAN STYLE BATHROOM**

PVCu double glazed frosted window to rear elevation, "Claw Foot" roll top bath with mixer tap and shower attachment fitted, WC, vanity wash hand basin with storage drawer below, tiled walls, ceiling light point and chrome radiator/heated towel rail.

## **OUTSIDE**

### **FORE GARDEN**

having tarmacadam frontage providing ample off road parking, electric car charging point and shared drive to side leading to courtyard having access to:

### **DETACHED GARAGE**

with double opening doors.

### **REAR GARDEN**

gated side access, large patio area with raised beds, lawn beyond with side borders, trees and shrubs, timber fencing, two useful sheds and open aspect to rear.

## **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.

# 44 Barns Lane, Rushall



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	Current
(81-91) B	Potential
(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	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	Current
(81-91) B	Potential
(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 2002/91/EC