

# CHRIS FOSTER & Daughter

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## 173 Daw End Lane, Rushall, WS4 1LD To Let £1,000 PCM

A superbly appointed and deceptively spacious Victorian style mid terraced residence situated in a popular residential location close to local amenities.

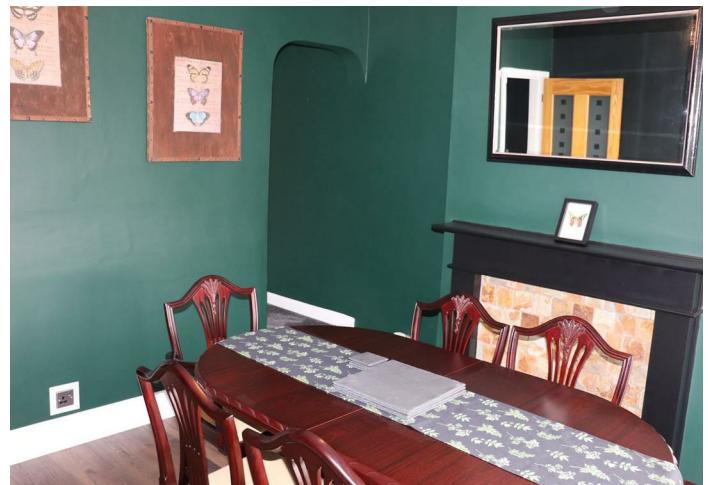
\* Lounge \* Dining Room \* Luxury Fitted Kitchen \* Guest Cloakroom \* 2 Double Bedrooms \* Modern Bathroom \* Off Road Parking To Rear \* Gas Central Heating \* PVCu Double Glazing \* No Smokers \* No Sharers

Council Tax Band B  
Local Authority - Walsall



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

# 173 Daw End Lane, Rushall



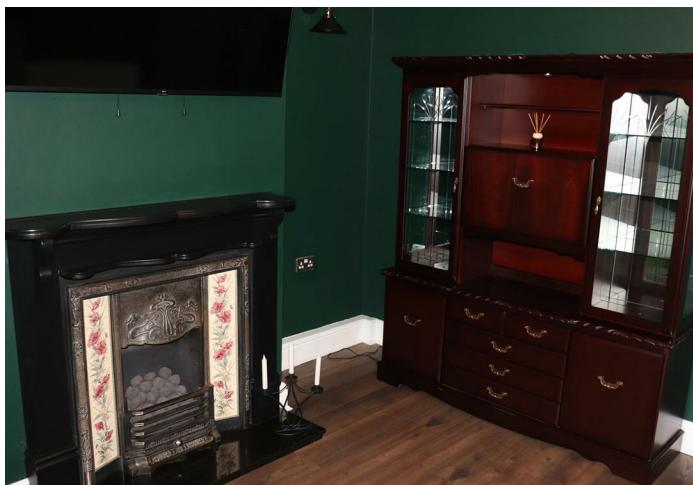
Dining Room



Dining Room



Lounge



Lounge



Luxury Fitted Kitchen

# 173 Daw End Lane, Rushall



Luxury Fitted Kitchen



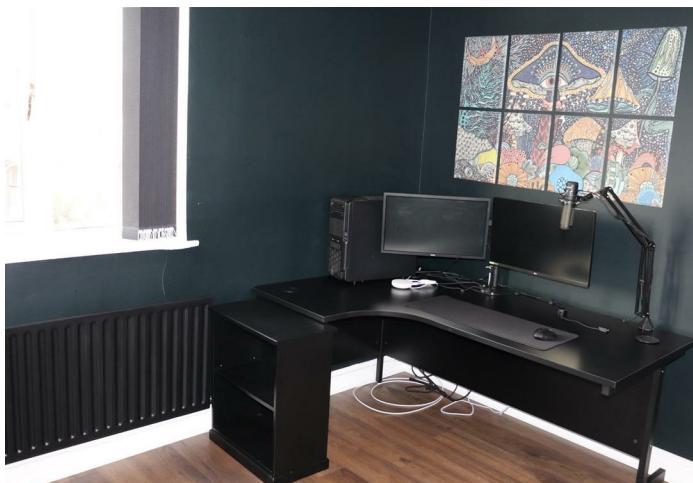
Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bathroom

# 173 Daw End Lane, Rushall



Rear Parking Space



Rear Garden



Rear Elevation

# 173 Daw End Lane, Rushall

An internal inspection is highly recommended to begin to fully appreciate this superbly appointed and deceptively spacious, Victorian style mid terraced residence that is situated in popular residential location close to local amenities and having the added advantage of off road parking to the rear.

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:

## **DINING ROOM**

3.66m x 3.48m (12' x 11'5")

PVCu double glazed entrance door and window to the front elevation, feature fire surround, ceiling light point, newly fitted laminate flooring, meter cupboard, central heating radiator, a door leading to rear elevation to lounge, and stairs to the first floor landing.

## **LOUNGE**

3.76m x 3.66m (12'4" x 12')

PVCu double glazed window to the rear, feature ornate cast iron fireplace with gas living flame fire with inset tiles and wooden surround, newly fitted laminate flooring, useful under stairs storage cupboard, central heating radiator, ceiling light point, two wall light points and a door leading to:

## **LUXURY FITTED KITCHEN**

5.46m x 2.26m (17'11" x 7'5")

three PVCu double glazed windows to the side elevation, PVCu double glazed door to the side, range of luxury fitted wall mounted cupboards and base units with work surfaces over, inset sink and drainer unit, space for cooker, plumbing for washing machine, tiled flooring, central heating radiator, space for fridge/freezer, two ceiling light points door leading to:

## **GUEST CLOAKROOM**

having a low flush W.C, ceiling light point, tiled floor and wall mounted 'Ideal' gas central heating boiler.

## **FIRST FLOOR LANDING**

doors leading off to:

## **BEDROOM ONE**

3.78m x 3.66m (12'5" x 12')

PVCu double glazed window to rear elevation, newly fitted laminate flooring, central heating radiator, ceiling light point, storage cupboard off and access to:

# 173 Daw End Lane, Rushall

## MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, suite comprising of panelled bath with electric shower over, pedestal wash hand basin, low flush W.C. airing cupboard off, newly fitted "LVT" flooring, central heating radiator, ceiling spot lights and extractor fan.

## BEDROOM TWO

3.66m x 3.51m (12' x 11'6)

PVCu double glazed window to the front elevation, central heating radiator, newly fitted laminate flooring, ceiling light point and access via drop down ladder to loft space.

## OUTSIDE

### FORE GARDEN

raised bed with inset shrubs.

### REAR GARDEN

rear courtyard with gated access to concrete area providing off road parking space and lawned garden beyond with gated access and side borders.

## GENERAL INFORMATION

The rent includes any service charges and ground rent but is exclusive of all utilities and council tax.

**RENT AND DEPOSITS** On commencement of a tenancy we will require one month's rent in advance, plus a deposit equivalent to 5 weeks rent, in cleared funds. The Deposit is safeguarded by the Tenancy Deposit Scheme and returned at the end of the tenancy provided that the property is left in the condition in which it was found (according to the inventory and condition report and tenancy agreement).

**FIXTURES AND FITTINGS** All items specified in these letting particulars will be available with the property.

**SERVICES** All main services are connected subject to the usual regulations. The property has a telephone point but you will need to contact a telephone provider to arrange to have a line connected.

## NO SMOKERS – NO SHARERS

Misrepresentation Act 1967

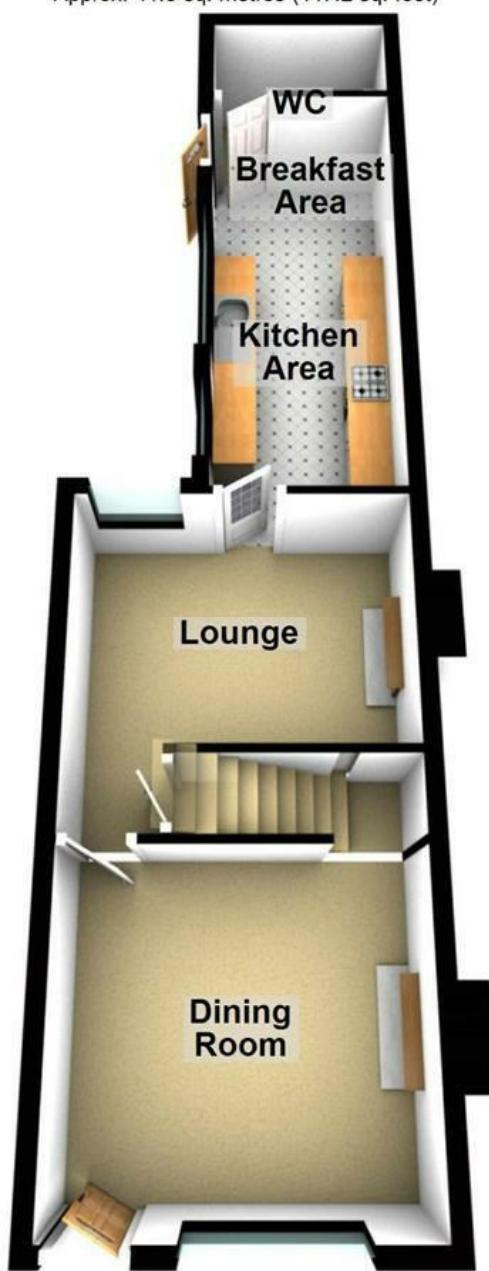
These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their 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 particulars.

# 173 Daw End Lane, Rushall

## Ground Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



## First Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



Total area: approx. 75.2 sq. metres (809.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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 2002/91/EC	