

CHRIS FOSTER & Daughter

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48 Bickley Road, Rushall, WS4 1JF **Asking Price £250,000**

Chris Foster & Daughter are pleased to offer for sale this well-maintained three-bedroom link-semi-detached home, ideally situated within a much sought-after location in Rushall. The property offers well-proportioned, light & airy accommodation arranged over two floors and briefly comprising: porch, welcoming entrance hall, lounge, dining area, fitted kitchen, useful utility room, three bedrooms and a shower room. Externally, the property benefits from a good-sized rear garden, providing an attractive outdoor space, together with a block-paved driveway to the front providing off-road parking. Further benefits include double glazing and central heating (both where specified). Immediate viewing is highly recommended to fully appreciate the accommodation and avoid potential disappointment.

Council Tax Band - B
Local Authority - Walsall
EPC Rating - D



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



48 Bickley Road, Rushall



Lounge Area



Lounge Area



Dining Area



Kitchen



Kitchen



Utility Room

48 Bickley Road, Rushall



Bedroom



Bedroom



Bedroom



Rear Garden

48 Bickley Road, Rushall

Rushall

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.

Frontage

The property is approached via a block-paved driveway affording off road parking and leading to door to:-

Porch

With door to:-

Hallway

With stairs rising to first floor, under-stairs cupboard, central heating radiator, door to dining area and door to:-

Lounge Area

4.42m max x 3.45m min (14'6" max x 11'4" min)

Having central heating radiator, double doors to kitchen, uPVC double glazed french doors to the rear and walkthrough to:-

Dining Area

3.48m x 3.05m (11'5" x 10'0")

Having central heating radiator and uPVC double glazed window to the front.

Kitchen

3.73m x 2.84m (12'3" x 9'4")

Having a range of fitted eye and base level units with work surface over incorporating single drainer sink unit, tiled splashbacks, frosted uPVC double glazed windows to front and side, uPVC double glazed window to the rear, central heating radiator and door to:-

Utility Room

4.55m min x 1.70m max (14'11" min x 5'7" max)

Having eye nad base level units with work surface over, plumbing for appliance, tiled floor, central heating radiator, uPVC double glazed windows to side and rear and part frosted uPVC double glazed door to side.

First Floor Landing

With built-in cupboard, uPVC double glazed window to the front and doors off to:-

Bedroom One

3.53m max x 3.48m max (11'7" max x 11'5" max)

With central heating radiator and uPVC double glazed window to the rear.

48 Bickley Road, Rushall

Bedroom Two

3.48m x 3.02m (11'5" x 9'11")

With central heating radiator and uPVC double glazed window to the front.

Bedroom Three

2.72m x 2.39m (8'11" x 7'10")

With central heating radiator and uPVC double glazed window to the rear.

Shower Room

Having a suite comprising corner shower cubicle with electric shower, pedestal wash hand basin, low flush w.c, central heating radiator, tiled walls, tiled floor and frosted uPVC double glazed window to the side.

Rear Garden

Having a block-paved patio with lawned garden beyond with shrub borders.

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.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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