

# CHRIS FOSTER & Daughter

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## 10 Bickley Road, Rushall, WS4 1JE Guide Price £209,950

A particularly spacious, extended mid town house residence occupying a convenient position in this popular residential location, close to local amenities.

\* Canopy Porch \* Reception Hall \* Lounge \* Dining Area \* Fitted Breakfast/Kitchen \* Guest Cloakroom/Utility \* 3 Bedrooms \* Bathroom \* Off Road Parking \* Gas Central Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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



# 10 Bickley Road, Rushall



Reception Hall



Lounge



Lounge



Fitted Breakfast/Kitchen



Fitted Breakfast/Kitchen



Dining Area

# 10 Bickley Road, Rushall



Dining Area



Utility/Guest Cloakroom



Utility/Guest Cloakroom



Bedroom One



Bedroom One



Bedroom Two

## 10 Bickley Road, Rushall



Bedroom Three



Bathroom



Rear Garden

# 10 Bickley Road, Rushall

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious, extended mid town house residence that occupies a convenient position in this popular residential location, 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:

## **CANOPY PORCH**

leading to:

## **RECEPTION HALL**

PVCu double glazed entrance door, central heating radiator, laminate floor covering, ceiling light point and understairs storage cupboard off.

## **LOUNGE**

4.45m max x 4.39m (14'7 max x 14'5)

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

## **FITTED BREAKFAST/KITCHEN**

6.48m x 2.97m (21'3 x 9'9)

PVCu double glazed window to rear elevation, range of modern fitted base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob, central heating radiator, inset ceiling spotlights, tiled floor and PVCu double glazed double opening doors leading to:

## **DINING AREA**

4.04m x 3.05m (13'3 x 10')

PVCu double glazed patio door leading to the rear garden, tiled floor, central heating radiator and inset ceiling spotlights.

## **UTILITY/GUEST CLOAKROOM**

3.05m x 1.14m (10' x 3'9)

PVCu double glazed window to rear elevation, wc, vanity wash hand basin with storage cupboard below, working surface with space and plumbing below for washing machine, tiled floor, wall mounted 'Baxi' central heating boiler and inset ceiling spotlights.

# 10 Bickley Road, Rushall

## FIRST FLOOR LANDING

ceiling light point and loft access.

## BEDROOM ONE

4.22m x 3.45m (13'10 x 11'4)

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

## BEDROOM TWO

4.45m x 3.02m (14'7 x 9'11)

PVCu double glazed window to rear elevation, central heating radiator and inset ceiling spotlights.

## BEDROOM THREE

2.82m x 2.54m (9'3 x 8'4)

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

## BATHROOM

PVCu double glazed frosted window to rear elevation, shower bath with overhead and hand held shower attachments and shower screen fitted, pedestal wash hand basin, wc, tiled floor, chrome heated towel rail, inset ceiling spotlights and extractor fan.

## OUTSIDE

### FORE GARDEN

paved frontage providing off road parking for two vehicles and shared side access leading to:

### REAR GARDEN

partially covered paved patio area, outside power supply, tap and lighting, lawn with side borders and additional rear paved area.

## 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.

# 10 Bickley Road, Rushall



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (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 2002/91/EC |           |