

# CHRIS FOSTER & Daughter

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## 9 Bickley Road, Rushall, WS4 1JE Guide Price £219,950

A much improved and well presented semi detached residence conveniently situated in this popular residential location, within easy reach of local amenities.

\* Reception Hall \* Lounge \* Separate Dining Room \* Modern Fitted Kitchen \* 3 Bedrooms \*  
Modern 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



## 9 Bickley Road, Rushall



Lounge



Dining Room



Fitted Kitchen



Bedroom One



Bedroom Two



## 9 Bickley Road, Rushall



Bedroom Three



Bathroom



Rear Garden

# 9 Bickley Road, Rushall

An internal inspection is highly recommended to begin to fully appreciate this much improved and well presented semi detached residence, that is conveniently situated in this popular residential location and 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:

## **RECEPTION HALL**

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

## **LOUNGE**

4.45m x 3.48m (14'7 x 11'5)

PVCu double glazed window to rear elevation, tiled fireplace with gas fire fitted, central heating radiator and ceiling light point.

## **DINING ROOM**

3.51m x 3.05m (11'6 x 10')

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

## **MODERN FITTED KITCHEN**

2.90m x 2.87m (9'6 x 9'5)

PVCu double glazed windows to front and rear elevations, range of fitted wall, base units and drawers, working surfaces with tiled surrounds and inset stainless steel single drainer sink having mixer tap over, space for cooker, space and plumbing for washing machine, central heating radiator, ceiling light point and Pantry off with PVCu double glazed frosted window, light point and shelving.

## **REAR LOBBY**

doors to front and rear elevations, wall light point and two storage cupboards off.

## **FIRST FLOOR LANDING**

PVCu double glazed window to front elevation, ceiling light point, loft access and airing cupboard off.

## **BEDROOM ONE**

3.51m x 3.48m (11'6 x 11'5)

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

# 9 Bickley Road, Rushall

## **BEDROOM TWO**

3.51m x 3.05m (11'6 x 10')

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

## **BEDROOM THREE**

2.67m x 2.39m (8'9 x 7'10)

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

## **MODERN BATHROOM**

PVCu double glazed frosted window to side elevation, panelled bath with shower over, tiled surround and shower screen fitted, pedestal wash hand basin, wc, central heating radiator, ceiling light point and extractor fan.

## **OUTSIDE**

### **FORE GARDEN**

paved driveway providing off road parking, lawn and shrubs.

### **GOOD SIZED REAR GARDEN**

paved patio and path, lawn, shrubs and brick built storage shed.

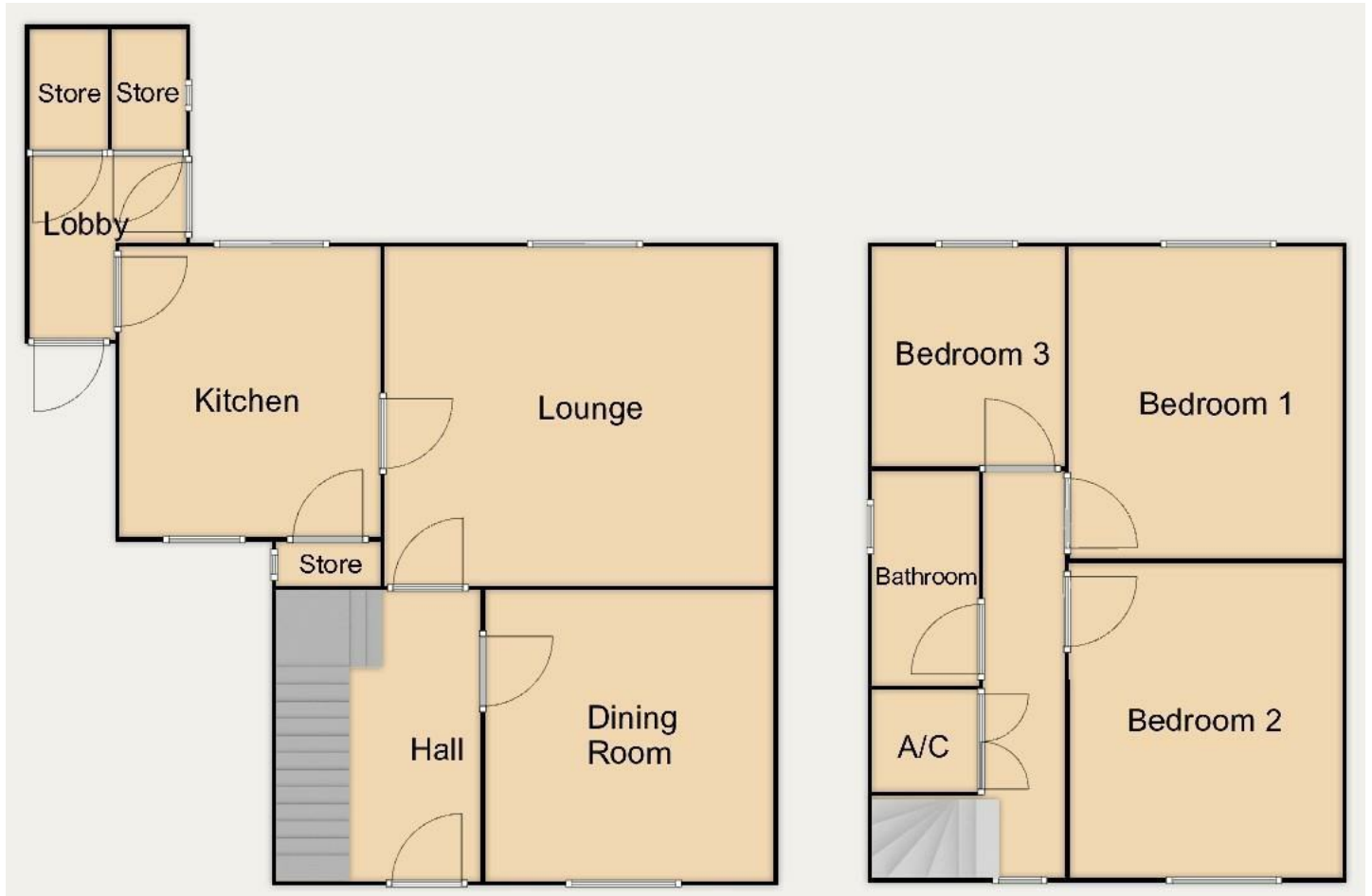
## **GENERAL INFORMATION**

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.

# 9 Bickley Road, Rushall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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		