

CHRIS FOSTER & Daughter

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40 King George Crescent, Rushall, WS4 1EG Guide Price £240,000

An extremely well presented, extended traditional style semi detached residence situated in a popular residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining Area * Fitted Kitchen * Conservatory * Utility * Guest Cloakroom * 3 Bedrooms * Modern Shower Room * Off Road Parking * Attractive Rear Garden * Gas Central Heating * PVCu Double Glazing

Council Tax Band B
Local Authority - Walsall



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40 King George Crescent, Rushall



Reception Hall



Lounge



Lounge



Extended Dining/Kitchen



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Extended Dining/Kitchen



Conservatory



Utility



Guest Cloakroom



Bedroom One

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Bedroom One



Bedroom Two



Shower Room



Attractive Rear Garden

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An internal inspection is essential to begin to fully appreciate this extremely well presented, extended traditional style semi detached residence that is situated in a popular residential location 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:

FULLY ENCLOSED PORCH

PVCu double glazed door to front elevation, wall light point and tiled floor.

RECEPTION HALL

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

LOUNGE

5.46m x 3.02m (17'11 x 9'11)

PVCu double glazed windows to front and side elevations, feature fireplace, two ceiling light points, three wall light points and two central heating radiators.

EXTENDED FITTED DINING/KITCHEN

5.89m x 2.87m (19'4 x 9'5)

two PVCu double glazed windows to side elevation, tiled floor, range of modern fitted wall, base units and drawers, working surfaces with inset single drainer sink, built in electric double oven, gas hob with extractor canopy over, plumbing for dishwasher, two ceiling light points, central heating radiator, built in storage cupboards, space for table and chairs and PVCu double glazed sliding patio door leads to:

CONSERVATORY

PVCu double glazed double opening doors and windows to rear elevation, tiled floor and two wall light points.

UTILITY

3.99m x 1.73m (13'1 x 5'8)

PVCu double glazed window to side elevation and door leading to the rear garden, working surface, stainless steel sink and drainer, plumbing for washing machine, tiled floor, ceiling light point and space for American style fridge/freezer.

GUEST CLOAKROOM

PVCu double glazed window to side elevation, wc, ceiling light point and tiled walls and floor.

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FIRST FLOOR LANDING

ceiling light point and loft access.

BEDROOM ONE

3.66m x 2.79m (12' x 9'2)

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

BEDROOM TWO

3.05m x 3.02m (10' x 9'11)

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

BEDROOM THREE

2.64m x 1.93m (8'8 x 6'4)

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

MODERN SHOWER ROOM

PVCu double glazed window to rear elevation, shower enclosure with electric 'Triton' shower fitted, vanity wash hand basin with storage cupboard below, wc, ceiling light point, heated towel rail, extractor fan, tiled walls and floor.

OUTSIDE

FORE GARDEN

block paved frontage providing ample off road parking, shrubs and side access leads to:

ATTRACTIVE REAR GARDEN

paved patio area, lawn with side borders, brick built shed and greenhouse to rear and timber fencing.

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.

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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EU Directive 2002/91/EC