

CHRIS FOSTER & Daughter

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91 Chatsworth Crescent, Rushall Guide Price £169,950

A three bedroomed end town house residence in need of general modernisation occupying a sweeping corner position in this popular residential location close to local amenities.

* Canopy Porch * Reception Hall * Through Lounge/Dining Room * Kitchen * Utility * Three Bedrooms * Shower Room * Off Road Parking * Space for Garage * Electric Heating * PVCu Double Glazing * No Upward Chain *

Post code: WS4 1QZ

Directions: A-Z Page 33 Ref: 2H



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



91 Chatsworth Crescent, Rushall



Through Lounge/Dining Room



Through Lounge/Dining Room



Bedroom One

91 Chatsworth Crescent, Rushall



Bedroom One



Shower Room



Front Elevation

91 Chatsworth Crescent, Rushall

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this three bedroomed end town house residence that is in need of general modernisation. The property occupies a sweeping corner position in this popular residential location and is conveniently located for 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 electric heating and PVCu double glazing briefly comprises the following:

CANOPY PORCH

leading to:

RECEPTION HALL

PVCu double glazed entrance door, ceiling light point and electric storage heater.

THROUGH LOUNGE/DINING ROOM

5.61m x 3.51m (18'5 x 11'6)

PVCu double glazed windows to the front and side elevations, fire place with electric fire fitted, two ceiling light points and ceiling coving.

KITCHEN

3.91m x 2.87m (12'10 x 9'5)

PVCu double glazed window to side elevation, fitted wall, base units and drawers, working surfaces, stainless steel single drainer sink unit having mixer tap over, built in "NEFF" electric double oven, gas hob with stainless steel extractor canopy over, fluorescent strip light, quarry tiled floor, plumbing for dishwasher and under stairs storage cupboard off.

UTILITY

2.67m x 1.75m (8'9 x 5'9)

PVCu door and window to side elevation, working surface, fitted wall units, space and plumbing for washing machine, space for additional appliances and fluorescent strip light.

FIRST FLOOR LANDING

with loft access, ceiling light point, electric storage heater and airing cupboard off.

BEDROOM ONE

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

PVCu double glazed window to front elevation, ceiling light point and ceiling coving.

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BEDROOM TWO

3.78m max x 3.48m (12'5 max x 11'5)

PVCu double glazed window to side elevation, ceiling light point and storage cupboard off.

BEDROOM THREE

3.61m max x 2.08m (11'10 max x 6'10)

PVCu double glazed window to side elevation and ceiling light point.

SHOWER ROOM

two PVCu double glazed frosted windows to side elevation, tiled double shower enclosure with electric "Triton" shower fitted, pedestal wash hand basin, WC, "Dimplex" electric heater and ceiling light point.

OUTSIDE

FORE/SIDE GARDENS

having gravelled driveway providing off road parking, space for garage, lawn with rockery and shrubs.

REAR GARDEN

having gated side access, mature shrubs, greenhouse and security light.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	51	87
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC 