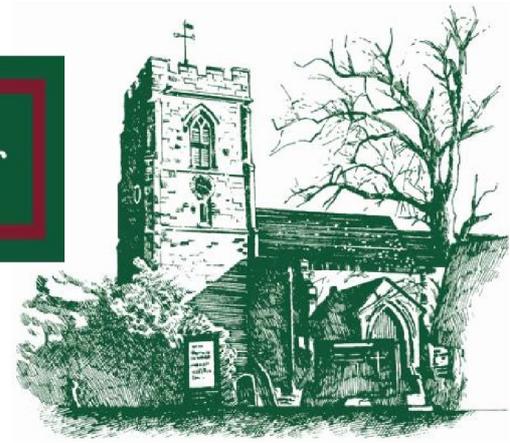


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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231 Lichfield Road, Rushall, WS4 1EA Guide Price £440,000

A particularly spacious well presented and characterful detached family residence conveniently situated in this popular residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Separate Dining Room * Fitted Breakfast Kitchen * Utility/Ground Floor WC * Four Bedrooms * Bathroom * Separate WC * Garage & Off Road Parking * Large Rear Garden * Gas Central Heating System * Extensive Off PVCu Double Glazing

Council Tax Band E
Local Authority - Walsall



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



231 Lichfield Road, Rushall



Reception Hall



Lounge



Lounge

231 Lichfield Road, Rushall



Dining Room



Breakfast/Kitchen



First Floor Landing

Bedroom One

231 Lichfield Road, Rushall



Bedroom One



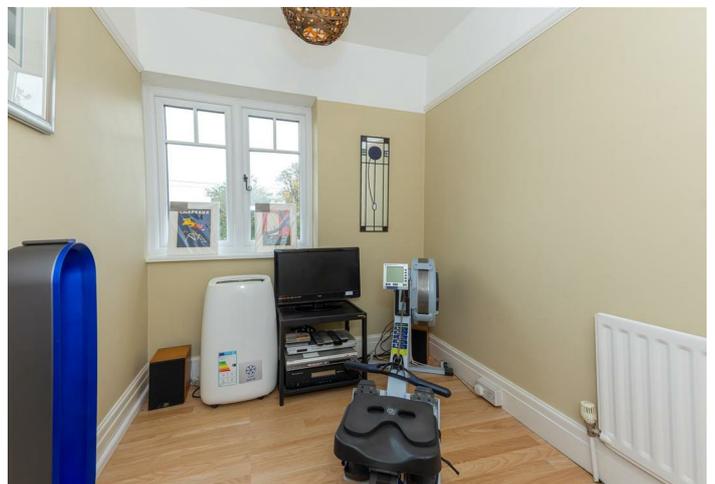
Bedroom Two



Bedroom Three



Bedroom Four



231 Lichfield Road, Rushall



Bathroom



Separate WC



Rear Garden



Rear Garden



Rear Elevation

231 Lichfield Road, Rushall

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious and well presented detached family residence that is full of character and is conveniently situated in this sought after 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 extensive PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

having entrance door and tiled floor.

RECEPTION HALL

having oak flooring, panelled walls, ornamental plate shelf, central heating radiator and ceiling light point.

LOUNGE

5.05m x 3.58m (16'7 x 11'9)

double opening doors leading to the rear gardens, feature fireplace with gas coal effect fire fitted, central heating radiator, two ceiling light points and picture rail.

SEPERATE DINING ROOM

4.80m x 3.58m (15'9 x 11'9)

PVCu triple glazed bay window to front elevation, feature fireplace, two central heating radiators, ceiling light point and ornamental plate shelf.

FITTED BREAKFAST KITCHEN

3.96m x 3.73m (13'0 x 12'3)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, solid wood working surface with matching up stands, "Belfast" sink having mixer tap over, space for range style cooker with extractor over, integrated dishwasher, ceiling spotlights, tiled floor, modern vertical central heating radiator and pantry off.

REAR LOBBY

with stable style door leading to the rear gardens.

UTILITY/GROUND FLOOR WC

having WC, ceiling light point, space and plumbing for washing machine.

FIRST FLOOR LANDING

feature stained glass leaded window to side elevation, ceiling light point and loft access.

231 Lichfield Road, Rushall

BEDROOM ONE

4.88m x 3.61m (16'0 x 11'10)

PVCu double glazed window to rear elevation, range of fitted wardrobes, two ceiling light points and central heating radiator.

BEDROOM TWO

4.24m x 3.61m (13'11 x 11'10)

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

BEDROOM THREE

3.68m x 2.74m (12'1 x 9'0)

PVCu double glazed window to rear elevation, fitted wardrobe/storage/drawer unit, central heating radiator, ceiling light point and picture rail.

BEDROOM FOUR

2.74m x 1.91m (9'0 x 6'3)

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

BATHROOM

2.92m x 1.98m (9'7 x 6'6)

PVCu double glazed frosted window to front elevation, panelled bath with electric "Triton" shower over, tiled surround, shower screen fitted, pedestal wash hand basin, central heating radiator, ceiling spotlights and airing cupboard off.

SEPERATE WC

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

OUTSIDE

GARAGE

FORE GARDEN

having driveway providing parking for three vehicles, lawn, hedged boundary and side access leading to:

REAR GARDEN

paved patio area, twin lawns, mature well stocked borders, trees and shrubs, security light, additional lighting and two useful sheds.

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.

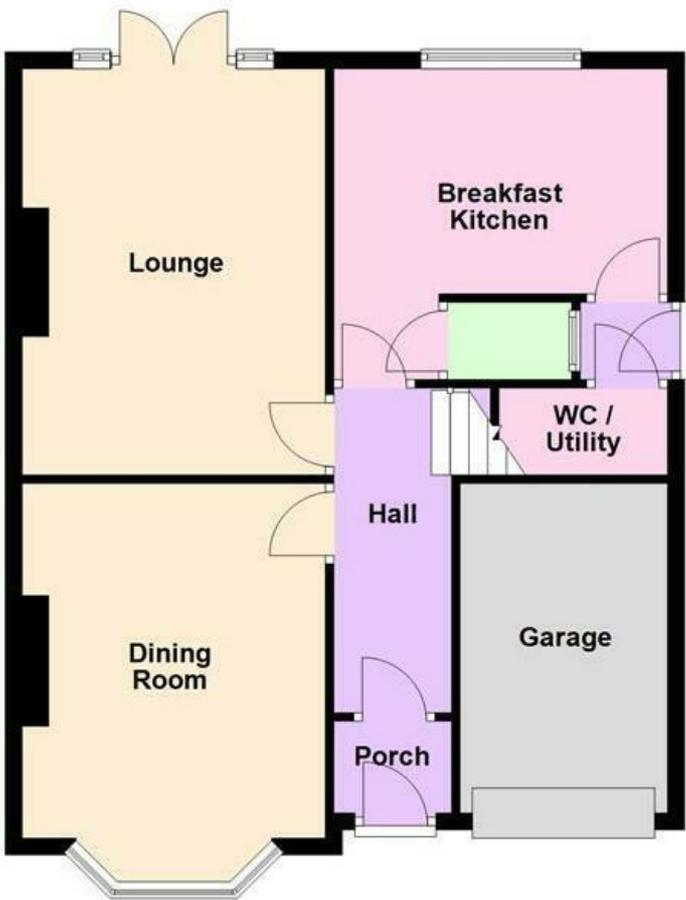
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from 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

231 Lichfield Road, Rushall

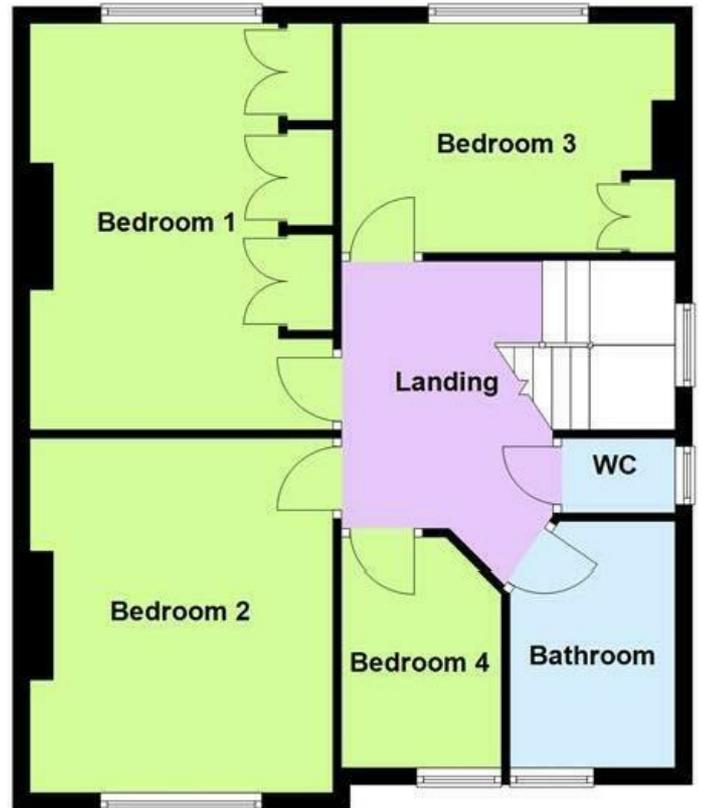
should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

231 Lichfield Road, Rushall

Ground Floor



First Floor



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	75

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	