

Road Map



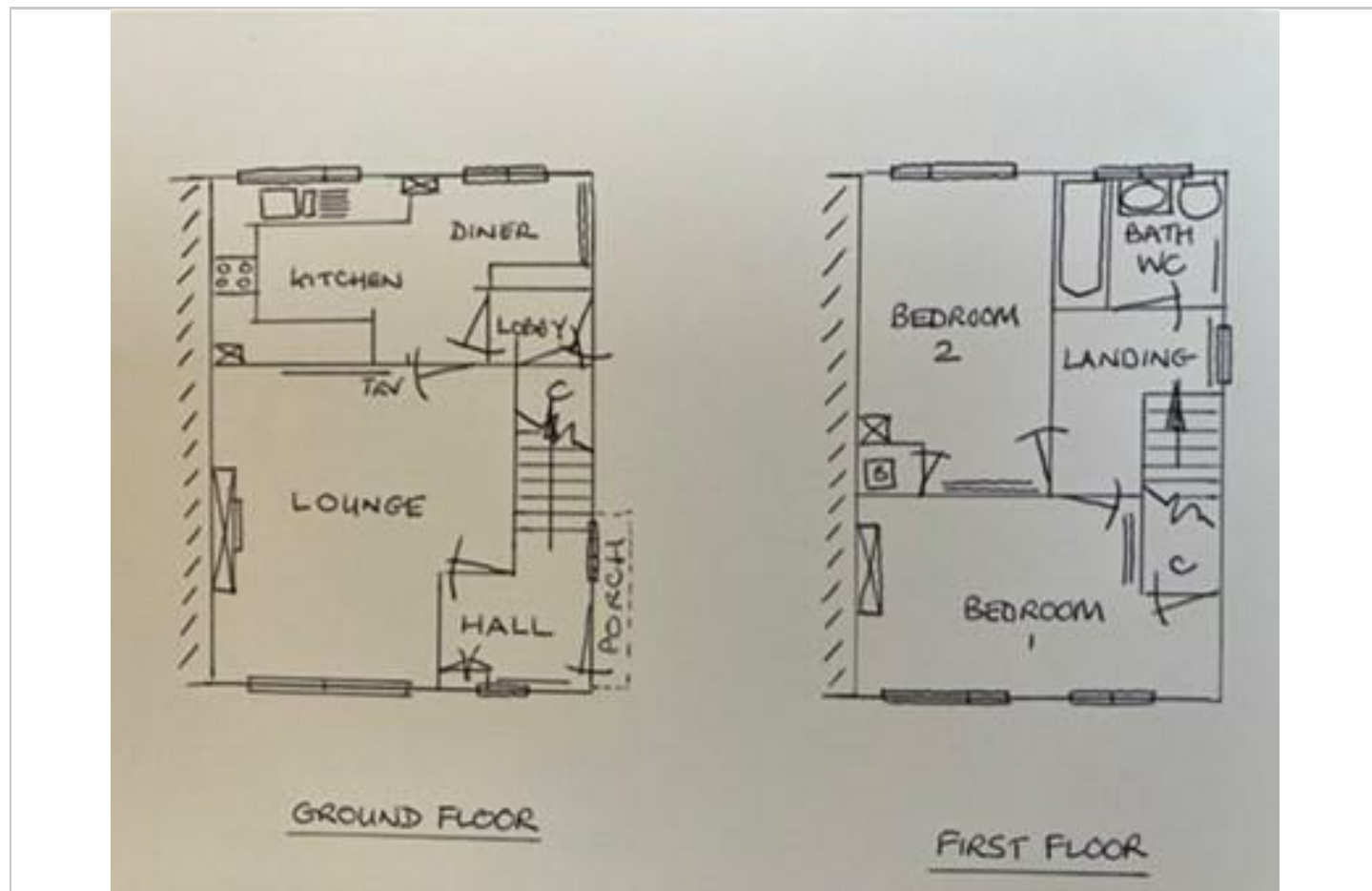
Hybrid Map



Terrain Map



Floor Plan



67 King George Crescent

Rushall, Walsall WS4 1EH

£1,000 Per Calendar Month

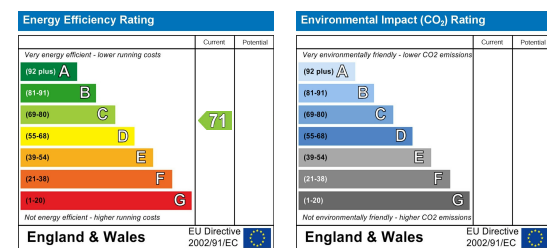


Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Graphs



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# 67 King George Crescent

Rushall, Walsall WS4 1EH

£1,000 Per Calendar Month



## Description

Nestled in the charming area of King George Crescent, Rushall, Walsall, this beautifully presented end terrace house offers a delightful blend of modern living and comfort. Recently refurbished throughout, the property boasts a fresh and inviting atmosphere, making it an ideal home for individuals or small families.

Upon entering, you are greeted by a welcoming canopy porch that leads into a spacious entrance hall. The front lounge is a perfect space for relaxation, while the rear dining kitchen provides an excellent area for entertaining and family meals. The kitchen is well-equipped and designed to meet the needs of contemporary living, ensuring that cooking and dining experiences are enjoyable.

The property features two generously sized double bedrooms, providing ample space for rest and personalisation. The fully tiled bathroom is a standout feature, complete with an electric shower, offering both style and convenience.

Additional highlights include gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout the year. Outside, the property benefits from driveway parking, making it easy for residents and guests alike. The gardens to the front and rear offer a lovely outdoor space for relaxation, gardening, or play.

This end terrace house is not just a property; it is a home that combines comfort, style, and practicality in a sought-after location. With its modern amenities and charming features, it presents an excellent opportunity for those looking to settle in a vibrant community.

The internal accommodation may be more fully detailed as follows;- (all measurements approximate)

## ON THE GROUND FLOOR

### A CANOPY PORCH

With PVCu double glazed entrance door opens into a;-

### WELCOMING RECEPTION HALL

Having an easy rise staircase leading to the first floor, round PVCu double glazed window to the frontal elevation and single panel radiator, laminate flooring, built in gas meter cupboard and door leading into the;-

### FRONT LOUNGE measuring

13'11" max x 12'7" max (4.25m max x 3.85m max)

The focal point of which are provided by a chimney breast wall, incorporating a Adam style fire surround with raised hearth and inset flame effect gas fire, PVCu double glazed window to the frontal elevation, single panel radiator with thermostatic valve, coved ceiling and door leading into the;-

### OPEN PLAN KITCHEN/DINING ROOM measuring

16'0" max x 9'6" max (4.9m max x 2.9m max)

The kitchen area being comprehensively equipped in a range of attractive shaker style base and wall units in Green, with contrasting wood effect work surfaces, incorporating a one and a half bowl single drainer stainless steel sink unit with contemporary mixer tap, space for a slot in cooker, together with chromium chimney style extractor hood over, space and plumbing for a washing machine, slimline dishwasher and fridge/freezer, two PVCu double glazed windows to the rear aspect, double panel radiator with thermostatic valve and part glazed door leading into the;-

## REAR LOBBY

Having access to the useful downstairs storage cupboard and PVCu double glazed personal door leading to the side aspect.

## ON THE FIRST FLOOR

### A CENTRAL LANDING AREA

With access panel to the insulated loft space, PVCu double glazed window to the side aspect, single panel radiator with thermostatic valve and replacement hardwood doors radiating to the following;-

### FRONT BEDROOM ONE measuring

16'0" max x 10'7" max (4.9m max x 3.25m max)

Having two PVCu double glazed windows to the frontal elevation, double panel radiator with thermostatic valve, original bedroom fireplace feature and useful wardrobe above the stairwell.

### REAR BEDROOM TWO measuring

13'1" x 9'0" (4m x 2.75m)

Having a PVCu double glazed window to the rear aspect, double panel radiator with thermostatic valve, built in former airing cupboard housing the Worcester combination central heating boiler.

## FULLY TILED REFURBISHED BATHROOM/WC

Having a contemporary white suite comprised of panelled bath with Gainsborough instant electric shower and glazed screen, vanity wash hand basin, low level close coupled WC, heated towel rail, PVCu double glazed window to the rear aspect and extractor fan.

## OUTSIDE

To the front of the property, there is a lawned fore garden with driveway parking for approximately 2 cars. A pedestrian gated entrance leads to the fully enclosed rear garden, being partly paved and lawned with well stocked herbaceous borders.

## GENERAL INFORMATION:

COUNCIL TAX: We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band A.

SERVICES: All mains services are assumed to be connected to the property.

VIEWINGS: By appointment only, contact agents Marrion & Co on 01922 404446.

