CHRIS FOSTER & Daughter

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86 Station Road, Rushall, WS4 1ES
Asking Price £200,000

A modern well presented end town house residence occupying a convenient position in a popular residential location close to local amenities.

* Ideal First Purchase * Reception Hall * Guest Cloakroom * Lounge/Dining Room * Fitted Kitchen * 2 Bedrooms - Master With En Suite Shower Room * Modern Bathroom * Off Road Parking To Rear * Gas Central Heating * PVCu Double Glazing

Council Tax Band B
Local Authority - Walsall

The Property Ombudsman

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Chris Foster & Daughter Limited – Registered in England and Wales
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OnTheMarket.com

86 Station Road, Rushall





Lounge/Dining Room





Fitted Kitchen



Guest Cloakroom



First Floor Landing

86 Station Road, Rushall





Bedroom One



Bedroom One



En Suite



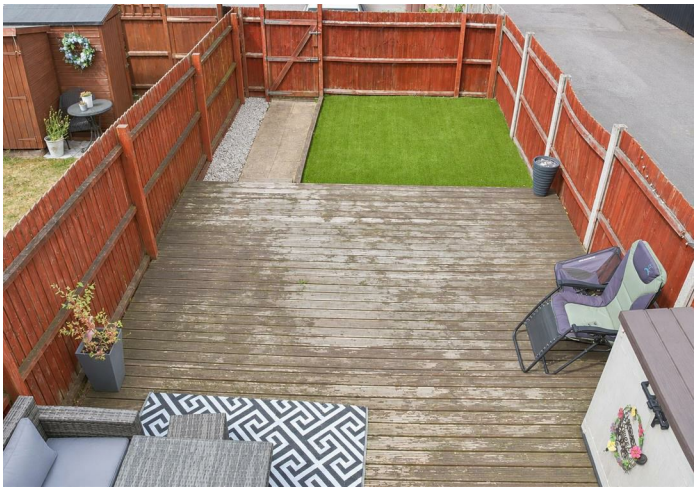


Bedroom Two

86 Station Road, Rushall



Bathroom





Rear Garden

86 Station Road, Rushall

An internal inspection is highly recommended to begin to fully appreciate this modern well presented end town house residence that occupies a convenient position in a popular residential location close to 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
double glazed entrance door, radiator, ceiling light point and storage cupboard off.

GUEST CLOAKROOM
PVCu double glazed window to front, wc, pedestal wash hand basin, radiator, ceiling light point and extractor fan.

LOUNGE/DINING ROOM
5.28m x 3.89m (17'4 x 12'9)
PVCu double glazed double opening doors leading to the rear garden, two ceiling light points, two radiators and under stairs recess.

MODERN FITTED KITCHEN
3.00m x 1.91m (9'10 x 6'3)
PVCu double glazed window to front, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven and gas hob with extractor canopy over, space for washing machine and fridge/freezer, tiled floor, ceiling light point and wall mounted 'Worcester' central heating boiler housed in matching unit.

FIRST FLOOR LANDING
ceiling light point and loft access.

BEDROOM ONE
3.89m x 2.84m min (12'9 x 9'4 min)
PVCu double glazed window to rear, radiator, ceiling light point and storage cupboard off.

EN SUITE SHOWER ROOM
tiled shower enclosure with electric 'Triton' shower fitted, pedestal wash hand basin, wc, radiator, ceiling light point and extractor fan.

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BEDROOM TWO
3.89m x 2.57m (12'9 x 8'5)
PVCu double glazed window to front, radiator and ceiling light point.

MODERN BATHROOM
panelled bath with tiled splashback, pedestal wash hand basin, wc, radiator, ceiling light point and extractor fan.

OUTSIDE

FORE GARDEN
lawn, trees and hedged boundary.

REAR GARDEN
timber deck, lawn, fencing, security light and gated rear access leading to:

ALLOCATED OFF ROAD PARKING SPACE

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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Total floor area 70.2 sq.m. (756 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

