CHRIS FOSTER & Daughter

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56 Station Road, Walsall, WS4 1ES
Asking Price £210,000

Chris Foster & Daughter are pleased to offer for sale this three bedroom semi-detached house in a much sought after location within Rushall. The accommodation comprises in brief: porch, entrance hall, lounge/diner, kitchen, three bedrooms and a family bathroom. Further benefits include double glazing and central heating (both where specified), front and generous rear garden and good sized rear garage. The property is available with no upward chain and immediate viewing is highly recommended in order to avoid potential disappointment.

Council Tax Band - B
Local Authority - Walsall
EPC Rating - E

6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA
Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk
Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248

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56 Station Road, Walsall



Lounge/Diner



Lounge/Diner



Lounge/Diner



Lounge/Diner



Kitchen



Bedroom Two

56 Station Road, Walsall



Bedroom One



Bedroom Three



Bathroom



Rear Garden



Rear Garden



Rear Garden

56 Station Road, Walsall

Rushall
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.

Frontage
Having lawned garden with block-paved path leading to door to:-

Porch
With tiled floor and door to:-

Hallway
With stairs rising to the first floor, central heating radiator, under-stairs cupboard and door to:-

L-Shaped Lounge/Diner
6.60m max x 4.95m max (21'8" max x 16'3" max)
With central heating radiator, gas fire and surround, uPVC double glazed windows to front and rear and door to:-

Kitchen
3.35m x 2.82m (11'0" x 9'3")
Having a range of eye and base level units with work surface over incorporating one and a half bowl single drainer sink unit, part tiled walls, tiled floor, built-in cupboard, uPVC double glazed window to the rear and part frosted uPVC double glazed door to rear.

First Floor Landing
With frosted uPVC double glazed window to the side and doors off to:-

Bedroom One
3.76m max x 2.97m max (12'4" max x 9'9" max)
With central heating radiator and uPVC double glazed window to the front.

Bedroom Two
3.68m max x 2.97m max (12'1" max x 9'9" max)
With central heating radiator and uPVC double glazed window to the rear.

Bedroom Three
2.06m x 1.83m (6'9" x 6'0")
With central heating radiator and uPVC double glazed window to the front.

Family Bathroom
With bath, pedestal wash hand basin, low flush w.c, built-in cupboard, tiled walls, central heating radiator and frosted uPVC double glazed window to the rear.

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Rear Garden
Having a brick-paved patio with steps down to generous lawned garden beyond with flower and shrub borders. Timber shed. Paved path leads to:-

Rear Garage
4.78m max x 4.50m max (15'8" max x 14'9" max)
With double doors to the rear, windows to the front and side and door to the side to garden.

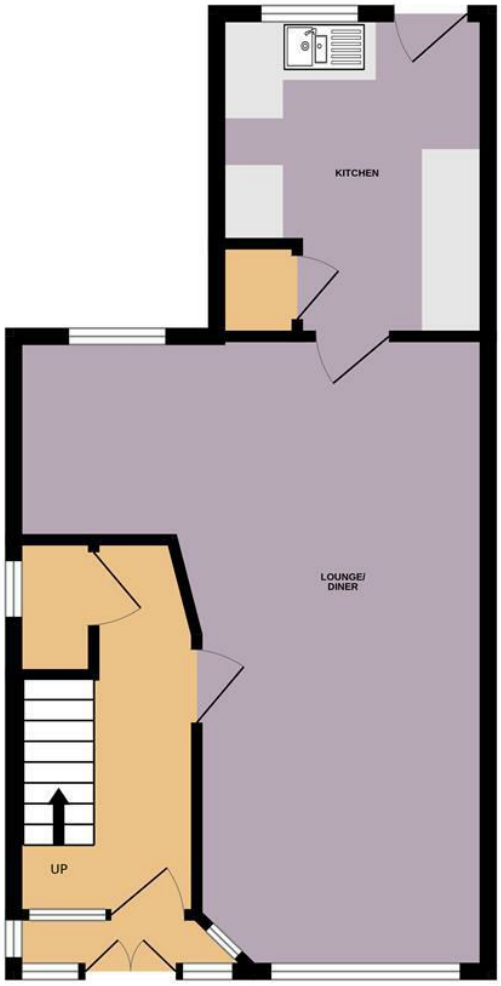
We understand the property is Freehold with vacant possession upon completion.

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.

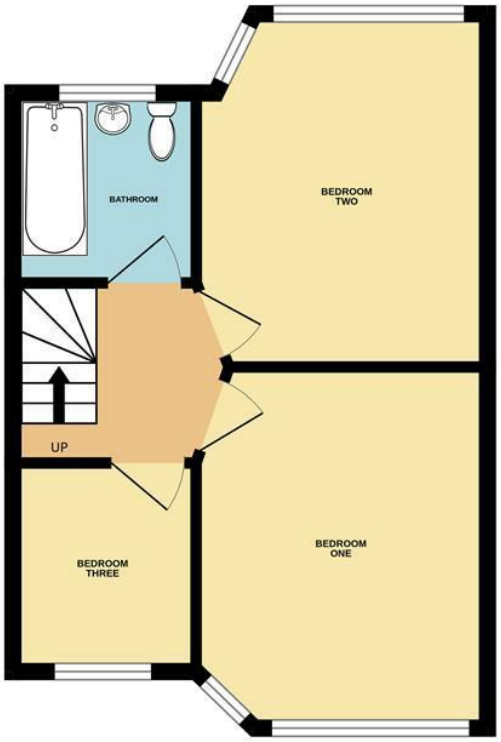
FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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