CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk





78 Springfields, Rushall, WS4 1LB
Guide Price £225,000

A spacious well presented 3 bedroom mid town house residence situated in this popular residential location within easy reach of local amenities.

* Ideal First Purchase * Reception Hall * Lounge * Separate Dining Room * Modern Fitted Kitchen * 3 Bedrooms * Shower Room * Separate WC * Gas Central Heating * PVCu Double Glazing

Council Tax Band B
Local Authority - Walsall

The Property Ombudsman

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

rightmove

OnTheMarket.com

78 Springfields, Rushall





Lounge





Dining Room



Modern Fitted Kitchen



Bedroom One

78 Springfields, Rushall



Bedroom One



Bedroom Two



Bedroom Two



Shower Room



Separate WC



Rear Garden

78 Springfields, Rushall

An internal inspection is highly recommended to begin to fully appreciate this spacious well presented 3 bedroom mid town house residence that would make an ideal first purchase. The property is situated in a popular residential location 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 PVCu double glazing, briefly comprises the following:

RECEPTION HALL
composite entrance door, ceiling light point and central heating radiator.

LOUNGE
4.65m x 3.48m (15'3 x 11'5)
PVCu double glazed bay window to front elevation, feature fireplace with gas fire fitted, central heating radiator and ceiling light point.

DINING ROOM
2.90m x 2.84m (9'6 x 9'4)
PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

MODERN FITTED KITCHEN
3.35m x 2.41m (11' x 7'11)
PVCu double glazed door and window to rear elevation, laminate floor covering, range of modern fitted cream high gloss wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob with stainless steel extractor canopy over, ceiling light point, central heating boiler housed in matching unit, integrated washing machine and under stairs storage cupboard off.

FIRST FLOOR LANDING
ceiling light point, loft access and airing cupboard off.

BEDROOM ONE
4.22m max x 3.81m (13'10 max x 12'6)
PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

BEDROOM TWO
4.22m max x 2.90m (13'10 max x 9'6)
PVCu double glazed window to rear elevation, laminate floor covering, central heating radiator, ceiling light point, fitted wardrobes and drawers.

78 Springfields, Rushall

BEDROOM THREE
2.51m x 2.51m (8'3 x 8'3)
PVCu double glazed window to front elevation, central heating radiator, ceiling light point and storage cupboard off.

SHOWER ROOM
PVCu double glazed frosted window to rear elevation, shower enclosure with electric 'Triton' shower fitted, pedestal wash hand basin, tiled walls and floor, central heating radiator and ceiling spotlights.

SEPARATE WC
PVCu double glazed frosted window to rear elevation, wc and ceiling light point.

FORE GARDEN
artificial lawn with inset shrubs, wrought iron boundary fence and shared side entry leading to:

REAR GARDEN
being paved for easy maintenance, timber fencing and outside tap.

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.

78 Springfields, Rushall





