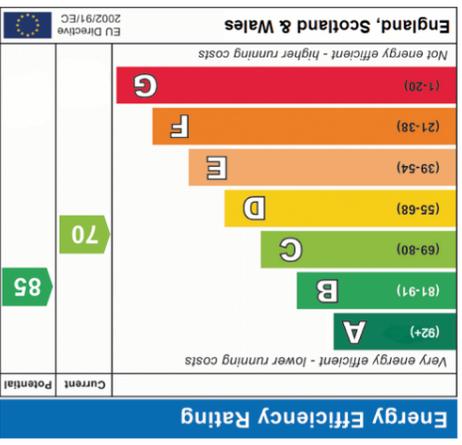




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.



46 King George Crescent, Rushall, WS4 1EG

OFFERS REGION £175,000



## 46 KING GEORGE CRESCENT, RUSHALL

This three bedroomed semi-detached house, located close to Rushall centre, offers an excellent opportunity for the discerning purchaser.

The property is well served by local public transport services to neighbouring areas and schools for children of all ages.

Having the benefit of gas central heating and UPVC double glazing the accommodation briefly comprises the following:- (all measurements approximate)

### HALLWAY

with hot water radiator and storage cupboard off.

### LOUNGE

3.66m x 3.05m (12' 0" x 10' 0") with UPVC double glazed window, hot water radiator, tiled hearth with gas point.

### KITCHEN

3.05m x 2.69m (10' 0" x 8' 10") with fitted base unit having stainless steel sink unit above, hot water radiator and UPVC double glazed window.

### LOBBY

with storage off.

### SEPARATE W.C.

also housing the wall mounted central heating boiler.

### FIRST FLOOR LANDING



### BEDROOM NO 1 (Front)

3.66m x 2.74m (12' 0" x 9' 0") with hot water radiator and UPVC double glazed window.

### BEDROOM NO 2 (Rear)

3.05m x 2.95m (10' 0" x 9' 8") having hot water radiator and UPVC double glazed window.

### BEDROOM NO 3 (Front)

2.74m x 1.93m (9' 0" x 6' 4") with UPVC double glazed window.

### BATHROOM

with bath having electric shower over, w.c., and wash hand basin, UPVC double glazed window and hot water radiator.

### OUTSIDE

#### LAWNED FOREGARDEN

with PAVED DRIVEWAY providing off-road parking.

A separate SIDE ACCESS leads to the:

#### ENCLOSED REAR GARDEN

with paved patio area, mature lawn with borders and timber garden shed.

### SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.



### TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

### FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

### COUNCIL TAX

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

### VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/18/03/26

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### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

### NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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