



17 King George Place, Rushall WS4 1EQ



**This delightful end of terrace property is set in a quiet cul-de-sac, offering the perfect mixture of privacy, a friendly neighbourhood atmosphere, in the popular location of Rushall, which is centred on the main road between Walsall & Lichfield.**

Ideal for first time buyers or those wishing to downsize, the property offers immaculate well-proportioned accommodation comprising a lounge, kitchen/diner, utility, conservatory, two double bedrooms and bathroom. It has the benefit of double glazing throughout and full gas central heating via a Vaillant combi-boiler which is 3 years old and serviced annually.

With good transport links throughout the West Midlands and access to local amenities this is a great location with good bus services to Walsall town centre and train station.

**Hall:** The property is accessed via a porch with storage for shoes and coats etc.; leading to reception rooms and stairs to the first floor.

**Lounge:** Set to the front property with neutral décor and carpeted floor this elegant living room has an electric fire suite with composite marble surround providing a lovely focal point and is the perfect place for relaxing.

**Conservatory:** This is a real asset to the property. With plenty of natural light, great views over the garden and a wonderful ambience in the evening, this adds additional loving space and a great place to enjoy the garden whatever the weather.



**Kitchen:** Set to the rear aspect with views over the garden this spacious kitchen is perfectly zoned for cooking and dining. The open plan design is completely on trend and is ideal for entertaining. Fitted with a range of smart units providing plenty of storage, there is an electric oven with separate inbuilt microwave and new gas hob. An under stairs cupboard /pantry provides additional storage and there is access to a utility room with plumbing for a washing machine.



**Bedroom 1:** The master bedroom is a large double bedroom facing the front aspect of the property with fully fitted Sharp wardrobes providing ample storage.

**Bedroom 2:** Located at the rear aspect, this is another double room with fitted wardrobes.

**Bathroom:** Comprising; walk in shower with pedestal wash-hand basin and W/C. The room has been extensively tiled in a neutral colour with contrasting border for added interest.

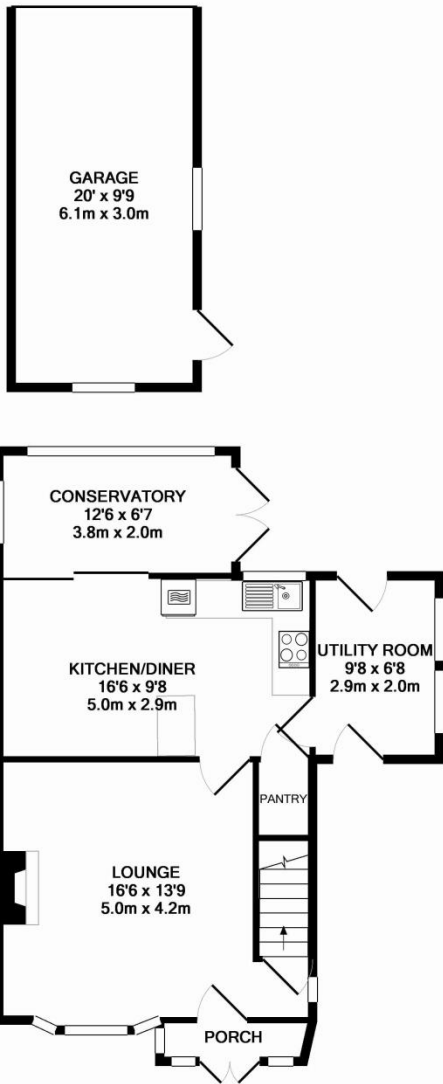


**Garden:** This wonderful low maintenance mature garden with its manicured lawn, has the benefit of established shrubs, with flowering borders providing interest and a splash of colour. This is a private space surrounded by panel fencing with a large patio area perfect for Al Fresco Dining and provides the finishing touch to this marvellous garden.

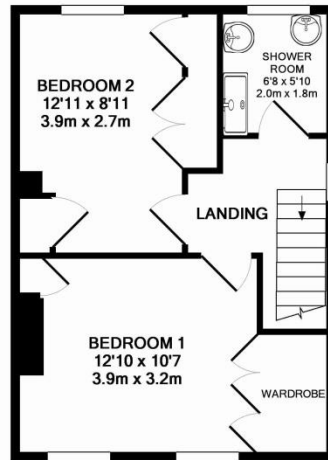
A garden gate provides access to the rear of the property.

**Garage:** A good size garage with access from the garden and from the rear of the property.





GROUND FLOOR  
APPROX. FLOOR  
AREA 747 SQ.FT.  
(69.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 382 SQ.FT.  
(35.5 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1129 SQ.FT. (104.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**AGENTS NOTES**

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Dixon Estates (Stafford) Ltd nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase. MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Energy Performance Certificate**



17, King George Place, WALSALL, WS4 1EQ

Dwelling type: End-terrace house  
Date of assessment: 08 June 2016  
Date of certificate: 21 June 2016  
Reference number: 8896-7526-4750-3568-2902  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 72 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

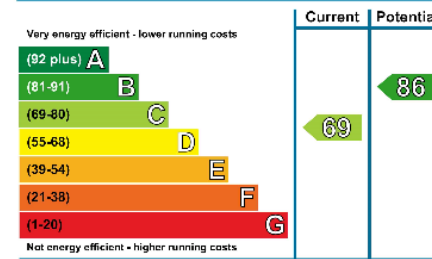
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,031</b>
<b>Over 3 years you could save</b>	<b>£ 348</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	
Heating	£ 1,533 over 3 years	£ 1,287 over 3 years	
Hot Water	£ 315 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 2,031</b>	<b>£ 1,683</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**



The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 3.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 126	✓
2 Solar water heating	£4,000 - £6,000	£ 105	✓
3 Replacement glazing units	£1,000 - £1,400	£ 120	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.