

48 Edgemoor Road,
Hall Green WF4 3LW

PCM
£595 PCM



A BEAUTIFULLY PRESENTED, SPACIOUS ONE BEDROOM UPPER FLOOR FLAT WITH PRIVATE GARDEN AREA AND OFF-ROAD PARKING.

AVAILABLE END OF OCTOBER, UNFURNISHED, NO PETS, NO SMOKERS, BOND £685, COUNCIL TAX BAND A, EPC E

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a white, part-glazed uPVC door into the welcoming entrance hall. There is space to remove and store coats and shoes, with a pendant light fitting overhead and neutral carpet underfoot. The upper half of the walls are freshly painted white, and the lower half is adorned with patterned mocha wallpaper. Carpeted stairs ascend to the landing.

FIRST FLOOR LANDING

The landing has neutral colour carpet underfoot and a pendant light fitting above. There is a ceiling hatch providing access to the loft which is part boarded and has space for storage of household items. A cupboard on the landing contains the water cylinder and also has storage space. Doors lead to the bedroom, bathroom, lounge and storage cupboard.

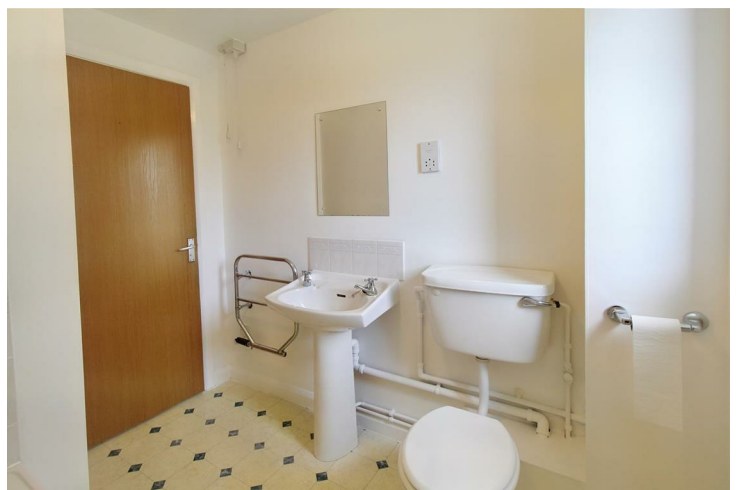
BEDROOM 12'0" x 9'8"

From the landing, you enter the spacious double bedroom through a timber door. This room has neutral décor, pendant lighting and a large rear facing window which allows natural light to fill the room. There is plenty of room for free standing furniture and a panelled wall heater is fitted. A door leads to the landing.



BATHROOM 7'11" x 6'5" max

The well-presented bathroom is fitted with a white three-piece suite comprising of; pedestal hand wash basin, bath with overhead shower attachment and low-level W.C. The walls are painted white and partially tiled with natural colour, marble effect tiles creating a splashback above the basin and covering the walls around the bath area. An obscure glazed window faces to the front of the property, a pendant light is fitted to the ceiling and underfoot, cream and black tile effect vinyl spans the floor. A door leads to the landing.



LOUNGE 15'4" x 9'10"

Positioned at the rear side of the property, this generously sized lounge is flooded with natural light through large rear and side windows. Magnolia painted walls, neutral carpet and pendant lighting make this a fantastic space to make your own. A panel wall heater and fire-effect electric wall heater completes this room. Doors lead to the landing and the kitchen.



KITCHEN 4'0" x 3'10" max

This beautifully presented kitchen sits at the front of the property and is fitted with a range of light colour wood wall and base units, black granite effect roll top work surfaces, cream and black tiled splashbacks and a stainless steel sink and drainer with mixer tap over. There is an integrated single electric oven with a four-ring electric hob and extractor fan. The kitchen also has an integrated fridge-freezer and plumbing for a washing machine and dishwasher. A four-bulb chrome strip light is fitted to the ceiling and stunning grey tiles cover the floor. A large uPVC window looks out to the front garden area and a timber door leads back to the lounge.



EXTERNAL

At the front of the property, there is a private garden area with a large hedge providing privacy from the street. A flagged pathway leads from the car parking area to the front door. To the side of the door there is a small easily maintained shrub surrounded by slate chippings, making the outside of this property very welcoming.



~ New Lettings Info ~

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We will ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit may be required.

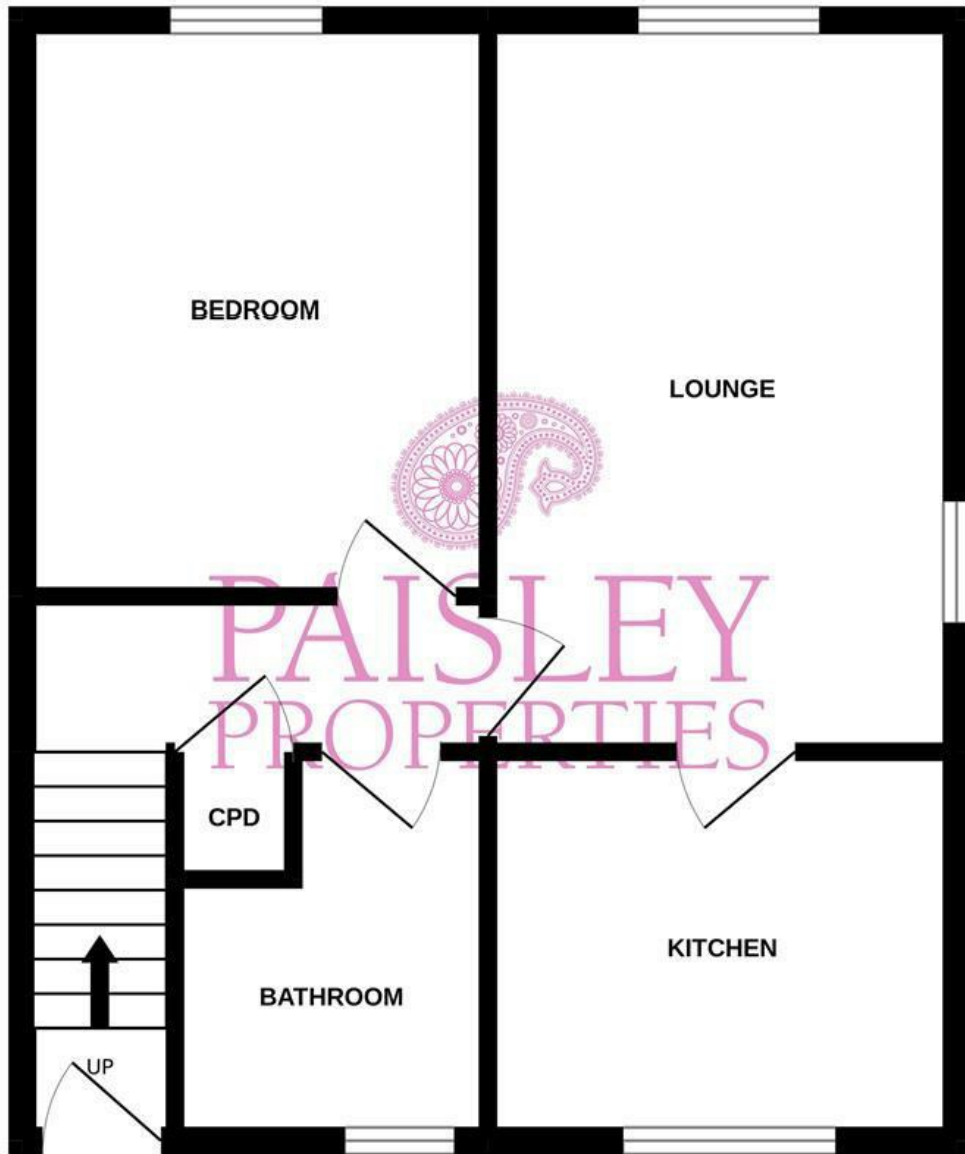
~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

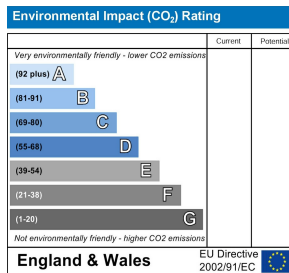
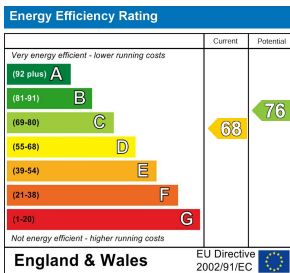
~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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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