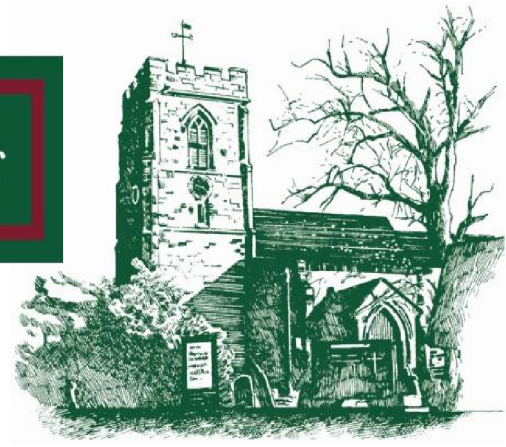


# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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## 520 Sutton Road, Walsall, WS5 3AY To Let £1,500 PCM

A particularly spacious traditional style detached family residence occupying an excellent position in this highly sought after residential location and within easy reach of local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Separate Dining Room \* Fitted Kitchen \* Utility \* Guest Cloakroom \* Three Good Sized Bedrooms \* Bathroom \* Garage & Extensive Off Road Parking \* Gas Central Heating System \* Majority PVCu Double Glazing \* No Smokers \* No Sharers

Council Tax Band E  
Local Authority - Walsall



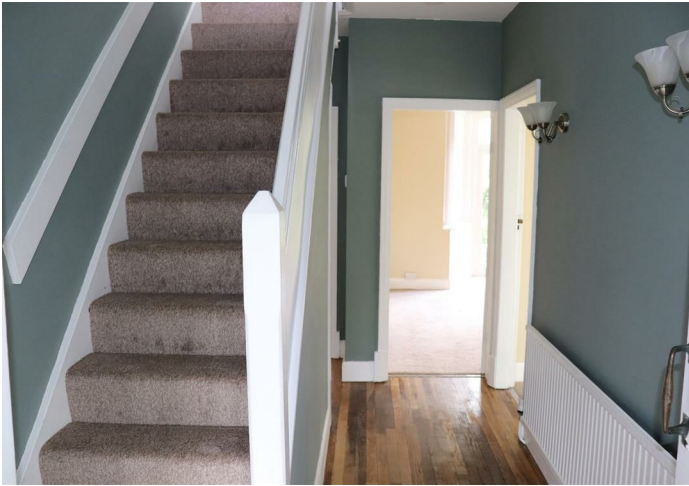
6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

Chris Foster & Daughter Limited – Registered in England and Wales  
Company Number: 11253248



# 520 Sutton Road, Walsall



Reception Hall



Lounge



Lounge



Dining Room



Fitted kitchen

# 520 Sutton Road, Walsall



Fitted Kitchen



Utility



Guest Cloakroom



First Floor Landing



Bedroom One



# 520 Sutton Road, Walsall



**Bedroom Two**



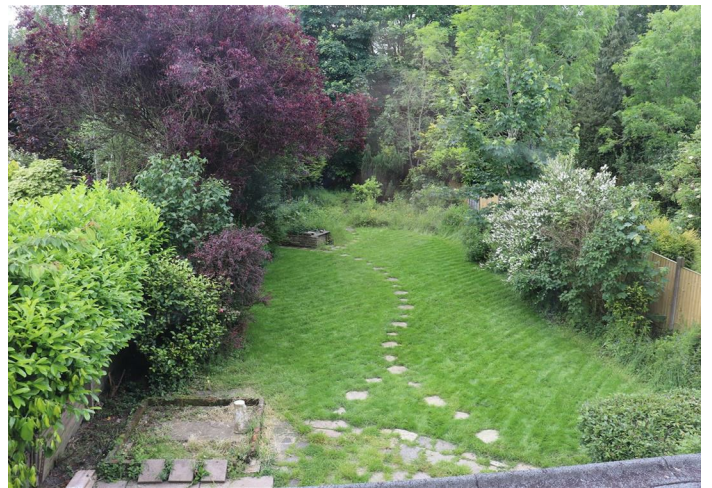
**Bedroom Three**



**Bathroom**



**Bathroom**



**Rear Garden**

# 520 Sutton Road, Walsall

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious traditional style detached family residence that occupies an excellent position in this highly sought after residential location within easy reach of local amenities.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

Schools for children of all ages are readily available including the highly regarded Queen Mary's Grammar school for boys and High school for girls and St Francis of Assisi Catholic Technology College at Aldridge.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

The accommodation that enjoys the benefit of a gas central heating system and majority PVCu double glazing briefly comprises the following:

## **FULLY ENCLOSED PORCH**

PVCu double glazed entrance door, ceiling light point and double opening leaded glass panelled doors leading to:

## **RECEPTION HALL**

having timber floor, central heating radiator, two wall light points, under stairs storage cupboard off and additional walk in storage cupboard with light point and frosted window to side.

## **LOUNGE**

4.57m x 4.52m (15'0 x 14'10)

PVCu double glazed, double opening doors leading to the rear gardens, central heating radiator and ceiling light point.

## **DINING ROOM**

4.27m x 3.51m (14'0 x 11'6)

PVCu double glazed bay window to front elevation, central heating radiator, ceiling light point and double opening interconnecting doors leading to the lounge.

## **FITTED KITCHEN**

3.35m x 2.84m (11'0 x 9'4)

frosted window to side elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, electric cooker with extractor canopy over, central heating radiator and ceiling light point.

## **UTILITY**

3.81m x 1.70m (12'6 x 5'7)

PVCu double glazed door and window to rear elevation, space and plumbing for washing machine, central heating radiator, ceiling light point and sky light window.

## **GUEST CLOAKROOM**

frosted window to side elevation, WC, wash hand basin and ceiling light point,

# 520 Sutton Road, Walsall

## FIRST FLOOR LANDING

PVCu double glazed window to front elevation, ceiling light point, loft access and storage cupboard off.

## BEDROOM ONE

4.57m x 4.57m (15'0 x 15'0)

PVCu double glazed bay window to rear elevation, central heating radiator and ceiling light point.

## BEDROOM TWO

4.39m x 3.51m (14'5 x 11'6)

PVCu double glazed bay window to front elevation, central heating radiator and ceiling light point.

## BEDROOM THREE

3.35m x 2.90m (11'0 x 9'6)

PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

## BATHROOM

3.28m x 2.21m (10'9 x 7'3)

PVCu double glazed frosted window to front elevation, panelled bath with electric "Triton" shower over and shower screen fitted, vanity wash hand basin with storage cupboard below, WC, tiled walls and floor, chrome heated towel rail, ceiling light point, extractor fan and airing cupboard off.

## OUTSIDE

### GARAGE

4.42m x 2.21m (14'6 x 7'3)

double opening doors to front.

### FORE GARDEN

having block paved driveway, gravelled area, borders and shrubs and gated side access leading to:

### REAR GARDEN

paved patio area and path, lawn, mature borders, trees and shrubs and open aspect to rear.

## GENERAL INFORMATION

The rent includes any service charges and ground rent but is exclusive of all utilities and council tax.

**RENT AND DEPOSITS** On commencement of a tenancy we will require one month's rent in advance, plus a deposit equivalent to 5 weeks rent, in cleared funds. The Deposit is safeguarded by the Tenancy Deposit Scheme and returned at the end of the tenancy provided that the property is left in the condition in which it was found (according to the inventory and condition report and tenancy agreement).

**FIXTURES AND FITTINGS** All items specified in these letting particulars will be available with the property.

**SERVICES** All main services are connected subject to the usual regulations. The property has a telephone point but you will need to contact a telephone provider to arrange to have a line connected.

**NO SMOKERS – NO SHARERS**

Misrepresentation Act 1967

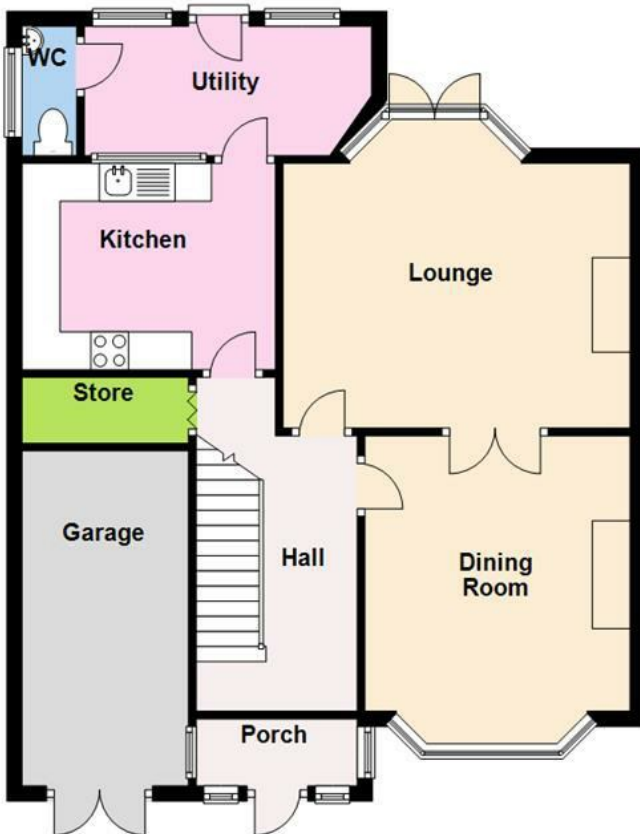
These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or

## **520 Sutton Road, Walsall**

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 particulars.

# 520 Sutton Road, Walsall

Ground Floor



First Floor



This floorplan is not drawn to scale and is for illustration purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	