

CHRIS FOSTER & Daughter

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5 Cranleigh Close, Aldridge, WS9 0RW To Let £1,200 PCM Unfurnished

A particularly well presented, extended, three bedroomed semi detached family residence occupying a quiet cul-de-sac position in this sought after residential location close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge/Dining Room * Extended Luxury Fitted Kitchen * Enclosed Side Entry/Utility * Three Bedrooms * Modern Bathroom * Separate WC * Gas Central Heating System * PVCu Double Glazing * Integral Garage & Off Road Parking * No Smokers * No Sharers

Council Tax Band C
Local Authority - Walsall



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Company Number: 11253248



5 Cranleigh Close, Aldridge



Reception Hall



Lounge/Dining Room



Lounge/Dining Room

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Lounge/Dining Room



Luxury Kitchen



Bedroom One



Bedroom Two

5 Cranleigh Close, Aldridge



Bedroom Three



Modern Bathroom



Separate WC



Rear Garden

5 Cranleigh Close, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly well presented, three bedroomed, semi detached residence that occupies a quiet cul-de-sac position in this sought after residential location close to local amenities including Aldridge village centre.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village and is splendidly served with a range of good schools including Aldridge School, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls available at Walsall.

Recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

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

FULLY ENCLOSED PORCH

double opening PVCu double glazed doors and windows to front elevation and wall light point.

RECEPTION HALL

having entrance door, PVCu double glazed frosted window to front elevation, laminate floor covering, ceiling light point, central heating radiator and double opening doors leading to:

LOUNGE/DINING ROOM

6.10m x 4.83m max (20'0" x 15'10" max)

PVCu double glazed sliding patio door leads to the rear gardens, feature fireplace, two central heating radiators, two ceiling light points, three wall light points and access to:

EXTENDED LUXURY FITTED KITCHEN

5.41m x 1.91m (17'9 x 6'3)

PVCu double glazed windows to the rear elevation, range of luxury, white, high gloss wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob with stainless steel extractor canopy over, space for additional appliances, two fluorescent strip lights, useful pantry off and door leading to:

SIDE ENTRY/UTILITY

PVCu double glazed door to rear, additional door to front, fluorescent strip light, space and plumbing for washing machine.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point, loft access and airing cupboard off.

5 Cranleigh Close, Aldridge

BEDROOM ONE

3.89m x 3.35m (12'9 x 11'0)

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

BEDROOM TWO

3.66m x 3.35m (12'0 x 11'0)

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

BEDROOM THREE

2.51m x 2.41m (8'3 x 7'11)

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

MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with side mixer tap, electric "Triton" shower over and shower screen fitted, vanity wash hand basin with storage cupboard below, tiled walls and floor, central heating radiator, chrome heated towel rail, ceiling spotlights, extractor fan and airing cupboard off housing the "Worcester" central heating boiler.

SEPERATE WC

PVCu double glazed frosted window to side elevation, WC, central heating radiator, ceiling spotlights, tiled floor and half tiled walls.

OUTSIDE

INTEGRAL GARAGE

FORE GARDEN

having paved driveway providing off road parking, lawn and side borders.

REAR GARDEN

timber deck, paved pathway, lawn, additional rear paved area with useful shed.

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 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.

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