

# CHRIS FOSTER & Daughter

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## 8 Dumblederry Lane, Aldridge, WS9 0DH To Let £995 PCM

A most deceptively spacious and extremely well maintained and presented mid terraced residence situated in this popular location close to local amenities.

\* Lounge \* Separate Dining Room \* Luxury Fitted Kitchen \* Guest Cloakroom \* Two Double Bedrooms \* Luxury Shower Room \* Attractive Gardens \* Gas Central Heating System \* PVCu Double Glazing \* No Smokers \* No Sharers

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248



# 8 Dumblederry Lane, Aldridge



Lounge



Dining Room



Luxury Fitted Kitchen



Bedroom One

# 8 Dumblederry Lane, Aldridge



Bedroom One



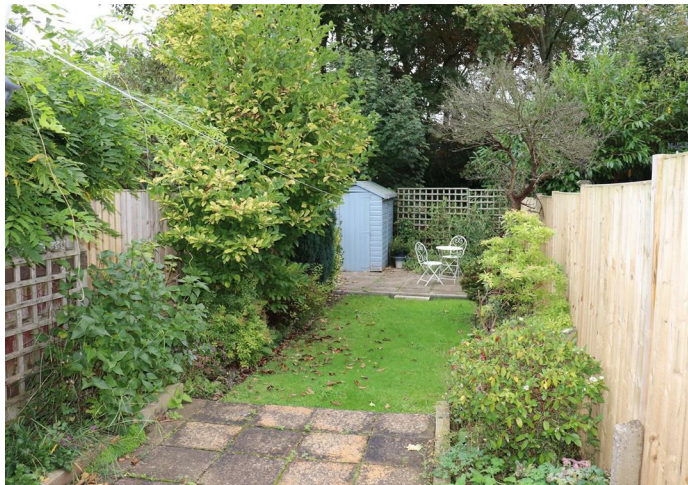
Bedroom Two



Bedroom Two



Luxury Shower Room



Rear Garden

# 8 Dumblederry Lane, Aldridge

An internal inspection is essential to begin to fully appreciate this deceptively spacious mid terraced residence that has been much appreciated and is particularly well maintained and presented. The property occupies an excellent position in this popular 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 fired central heating system and PVCu double glazing briefly comprises the following:

## **DINING ROOM**

3.61m x 3.51m (11'10 x 11'6)

having PVCu double glazed window to front elevation, composite entrance door, feature ornamental cast iron fireplace, central heating radiator, ceiling light point and two built in storage units with shelving and storage space.

## **LOUNGE**

3.76m x 3.66m (12'4 x 12')

PVCu double glazed window to rear elevation, feature cast iron fireplace with open hearth, central heating radiator and ceiling light point.

## **INNER LOBBY**

## **GUEST CLOAKROOM**

PVCu double glazed frosted window to side elevation, WC, corner wash hand basin with tiled splash back and inset ceiling spotlight.

## **LUXURY FITTED KITCHEN**

4.06m x 2.26m (13'4 x 7'5)

PVCu double glazed door and two windows to side elevation, range of fitted wall base units and drawers, working surfaces with tiled surround and inset stainless steel sink having mixer tap over, space for cooker with extractor canopy over, space and plumbing for washing machine and dishwasher, space for tumble dryer and fridge/freezer, ceiling spotlights and central heating radiator.

## **FIRST FLOOR LANDING**

PVCu double glazed window to side elevation, central heating radiator, two ceiling light points and loft access.

# 8 Dumblederry Lane, Aldridge

## **BEDROOM ONE**

4.88m x 3.51m (16' x 11'6)

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

## **BEDROOM TWO**

3.73m x 2.84m (12'3 x 9'4)

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

## **LUXURY SHOWER ROOM**

2.87m x 2.26m (9'5 x 7'5)

PVCu double glazed frosted window to rear elevation, double tiled shower enclosure with over head and hand held shower attachments, vanity wash hand basin with storage drawers below, WC, heated towel rail, ceiling spotlights, extractor fan and wall mounted "Worcester" central heating boiler.

## **OUTSIDE**

### **FORE GARDEN**

having walled boundary, gravelled area and raised floral border.

### **ATTRACTIVE REAR GARDEN**

with blue brick courtyard, shared gated access, paved patio area, lawn, shrubs, additional rear patio area, outside light and brick built storage shed with power.

## **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.

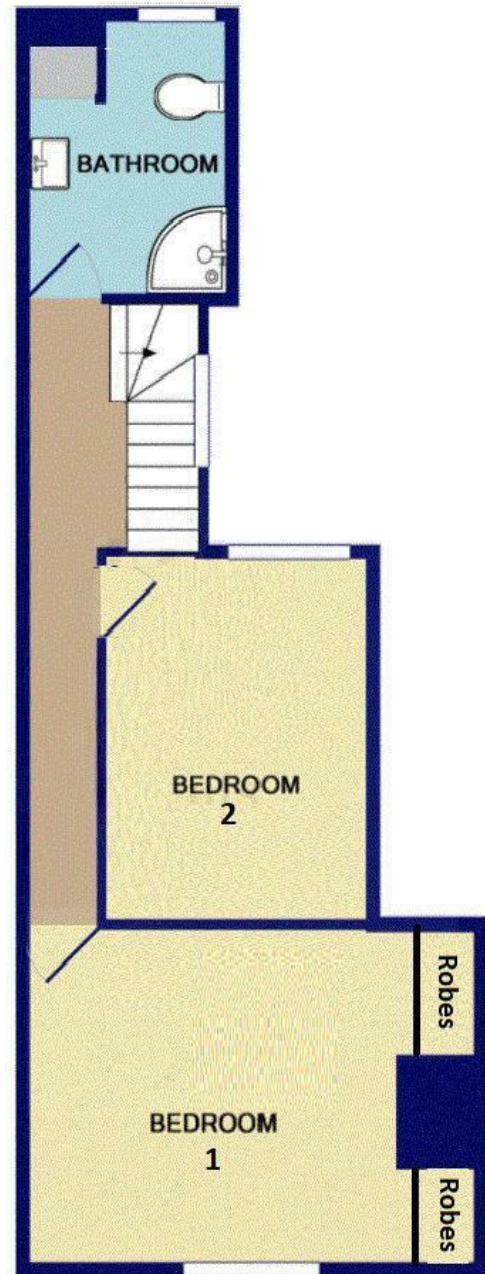
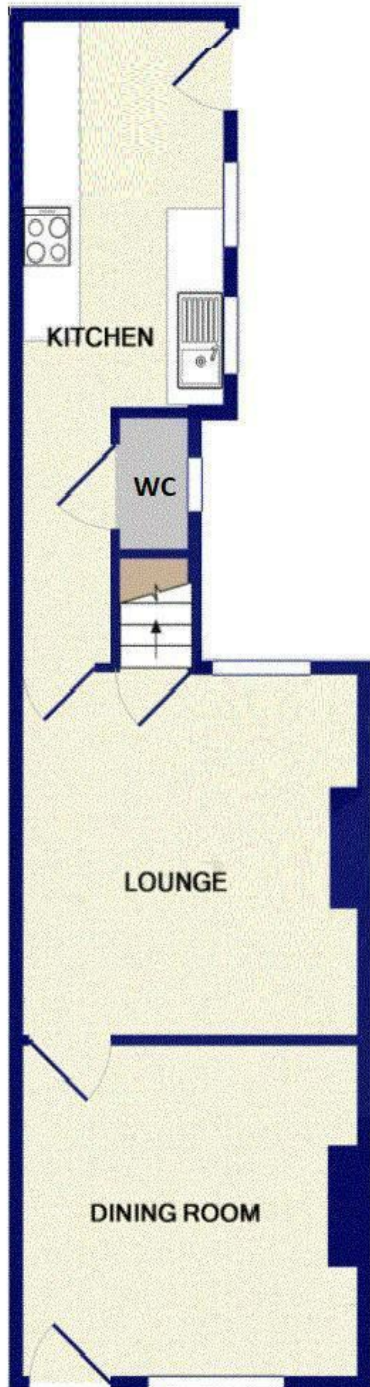
### **NO SMOKERS – NO SHARERS**

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.

# 8 Dumblederry Lane, Aldridge



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 86        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 46                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |