

CHRIS FOSTER & Daughter

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30 Edward Avenue, Aldridge, WS9 8AX To Let £1,200 PCM Unfurnished

A recently refurbished, extended traditional style semi detached residence that is presented to a high standard throughout, occupying an excellent position in this highly sought after location within easy reach of Aldridge village centre.

* Reception Hall * Lounge * Extended Luxury Fitted Dining/Kitchen * Guest Cloakroom * 2 Double Bedrooms * Luxury Bathroom * Off Road Parking * Gas Central Heating * Majority PVCu Double Glazing * No Smokers * No Sharers

Council Tax Band A
Local Authority - Walsall



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



30 Edward Avenue, Aldridge



Lounge



Extended Dining/Kitchen



Extended Dining/Kitchen

30 Edward Avenue, Aldridge



Extended Dining/Kitchen



Guest Cloakroom



Guest Cloakroom



Bedroom One



Bedroom One



30 Edward Avenue, Aldridge



Bedroom Two



Luxury Bathroom



Luxury Bathroom



Rear Garden

30 Edward Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this recently refurbished, extended traditional style semi detached residence that is presented to a high standard throughout and occupies an excellent position in this highly sought after location within easy reach of 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:

RECEPTION HALL

entrance door, central heating radiator, ceiling light point and 'Karndean' flooring.

LOUNGE

4.24m x 3.86m (13'11 x 12'8)

PVCu double glazing bay window to front elevation, feature cast iron fireplace with timber and tiled surround and open hearth, central heating radiator, ceiling light point and 'Karndean' flooring.

EXTENDED LUXURY FITTED DINING/KITCHEN

5.82m x 4.93m max (19'1 x 16'2 max)

PVCu double glazed window and double opening doors to the rear elevation, 'Karndean' flooring, two central heating radiators, ceiling spotlights, feature cast iron fireplace, range of luxury fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, built in electric oven and hob with extractor canopy over, integrated fridge/freezer and space for washing machine.

GUEST CLOAKROOM

frosted window to side, wc, vanity wash hand basin with storage cupboard below, 'Karndean' flooring and ceiling spotlights.

FIRST FLOOR LANDING

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

BEDROOM ONE

4.88m max x 3.05m (16' max x 10')

PVCu double glazed window to front elevation, additional circular window, feature cast iron fireplace, central heating radiator and two ceiling light points.

30 Edward Avenue, Aldridge

BEDROOM TWO

3.35m x 2.97m (11' x 9'9)

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

LUXURY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower over and shower screen fitted, vanity wash hand basin with storage cupboard below, wc, tiled walls, chrome heated towel rail, ceiling spotlights and extractor fan.

OUTSIDE

FORE GARDEN

tarmacadam driveway with block paved border provides off road parking, shrubs, outside light and gated side access leads to:

REAR GARDEN

paved patio, lawn, shrubs, security lighting and 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.

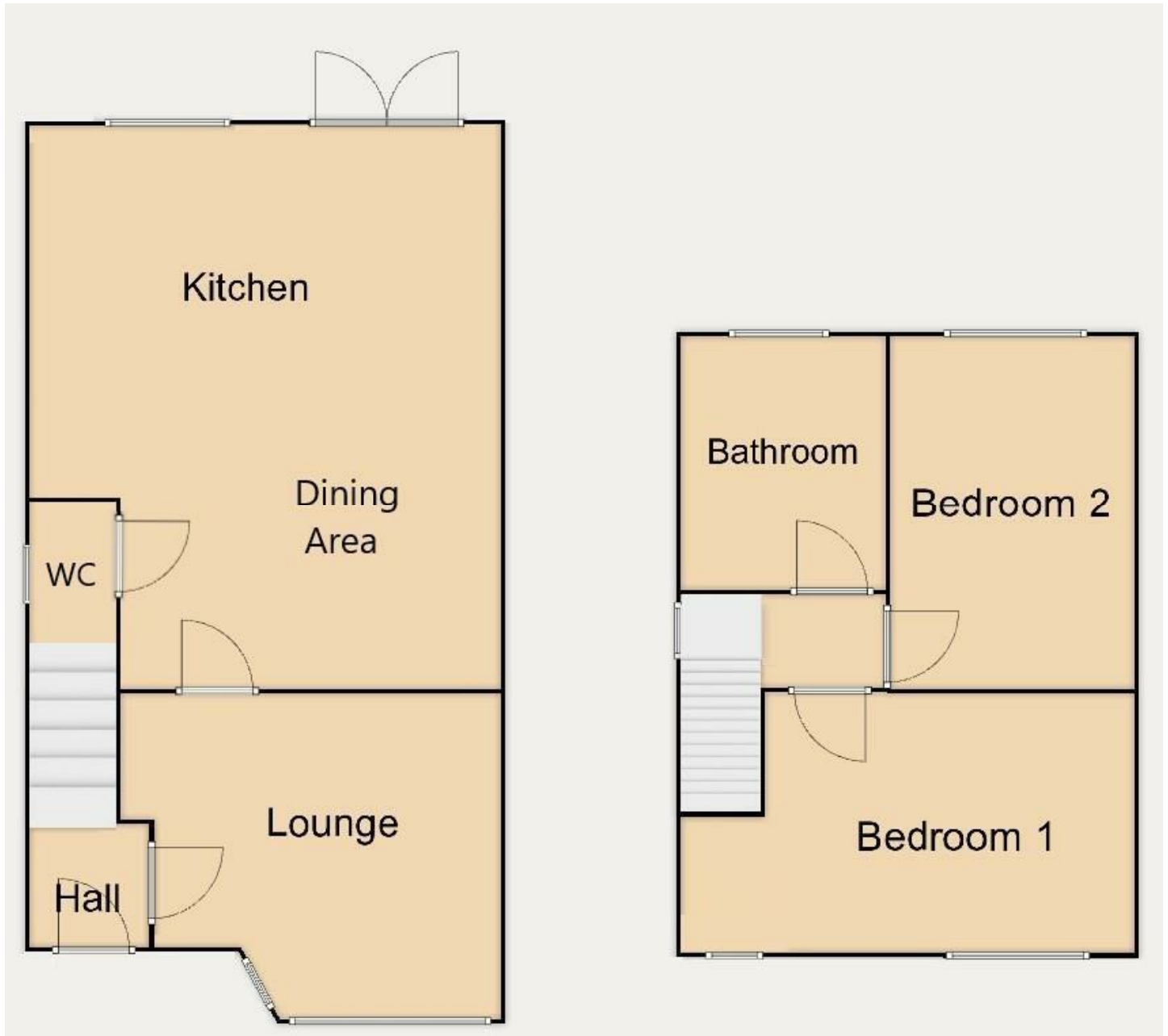
NO SMOKERS – NO SHARERS

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.

30 Edward Avenue, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC