

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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27 Lingmoor Grove, Aldridge, WS9 8BY To Let £850 PCM

A well presented two bedroomed Ground Floor Apartment conveniently situated in this popular modern development within easy reach of Aldridge Village Centre.

* Reception Hall * Lounge/Dining Room * Fitted Kitchen * Two Bedrooms * Luxury Shower Room * Gas Central Heating System * PVCu Double Glazing * Allocated Parking Space * Communal Grounds * Security Intercom System * No Smokers * No Sharers

Council Tax Band B
Local Authority - Walsall



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



27 Lingmoor Grove, Aldridge



Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen

27 Lingmoor Grove, Aldridge



Fitted Kitchen



Bedroom One



Bedroom Two



Luxury Shower Room

27 Lingmoor Grove, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented two bedroomed Ground Floor Apartment that is conveniently situated in this popular modern development 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:

COMMUNAL ENTRANCE

RECEPTION HALL

entrance door to side elevation, ceiling light point, central heating radiator, security intercom to main entrance, two storage cupboards off and laminate flooring.

LOUNGE/DINING ROOM

6.40m x 2.95m (21' x 9'8)

PVCu double glazed windows to front and rear elevations, two central heating radiators, two ceiling light points, feature fireplace with electric fire fitted and laminate flooring.

FITTED KITCHEN

3.20m x 2.03m (10'6 x 6'8)

PVCu double glazed window to rear elevation, ceiling light point, wall mounted 'Worcester' central heating boiler, range of matching wall, base units and drawers, work surfaces with tiled surround having inset 1½ bowl drainer sink with mixer tap over, integrated four-ring gas hob, electric oven and grill, integrated extractor fan over, plinth heater, space and plumbing for fridge/freezer and washing machine, and tiled flooring.

BEDROOM ONE

3.23m x 3.18m (10'7 x 10'5)

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

BEDROOM TWO

3.18m x 2.06m (10'5 x 6'9)

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

27 Lingmoor Grove, Aldridge

LUXURY SHOWER ROOM

PVCu double glazed frosted window to rear elevation, chrome heated towel rail, ceiling light point, extractor fan, walk-in shower with thermostatic mixer shower and shower screen fitted, low flush WC, vanity wash hand basin with storage cupboards below, tiled walls and floor.

OUTSIDE

ALLOCATED CAR PARKING SPACE

COMMUNAL GROUNDS

with additional visitor parking spaces.

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.

27 Lingmoor Grove, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	78
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	