

CHRIS FOSTER & Daughter

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15 Leigh Close, Walsall, WS4 2DU To Let £1,400 PCM

An extremely well presented, spacious, four bedroom detached family residence occupying a quiet cul de sac position in this sought after residential location.

* Fully Enclosed Porch * Reception Hall * Guest Cloakroom * Lounge/Dining Room *
Conservatory * Luxury Fitted Kitchen * Four Good Sized Bedrooms * Luxury Bathroom *
Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No
Smokers * No Sharers *

Council Tax Band
Local Authority -



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

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Company Number: 11253248



15 Leigh Close, Walsall



Lounge/Dining Room



Lounge/Dining Room



Conservatory



Fitted Kitchen

15 Leigh Close, Walsall



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom



Rear Garden

15 Leigh Close, Walsall

An internal inspection is highly recommended to begin to fully appreciate this extremely well presented, spacious, detached family residence occupying a quiet cul de sac position in this sought after residential location.

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 PVCu double glazing briefly comprises the following

FULLY ENCLOSED PORCH

PVCu double glazed door and windows and ceiling light point.

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator, ceiling light point and understairs recess.

GUEST CLOAKROOM

PVCu double glazed frosted window to front elevation, WC, vanity wash hand basin, ceiling light point and central heating radiator.

LOUNGE/DINING ROOM

7.04m x 3.81m (23'1 x 12'6)

PVCu double glazed window to rear elevation, feature fireplace with gas coal effect fire fitted, two ceiling light points, central heating radiator and double glazed sliding patio door leads to

CONSERVATORY

3.81m x 1.98m (12'6 x 6'6)

PVCu double glazed, double opening doors and windows to the rear elevation, central heating radiator and wall light point.

LUXURY FITTED KITCHEN

3.30m x 2.59m (10'10 x 8'6)

PVCu double glazed window to front elevation, range of luxury fitted wall, base units and drawers, working surfaces with matching upstands and inset stainless steel single drainer sink having mixer tap over, built in electric oven and microwave, gas hob with extractor canopy over, integrated dishwasher, tumble dryer and fridge (included but not maintained), ceiling light point and PVCu double glazed door to the side elevation.

FIRST FLOOR LANDING

ceiling light point and loft access.

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BEDROOM ONE

3.53m x 3.40m (11'7 x 11'2)

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

BEDROOM TWO

3.53m x 2.69m (11'7 x 8'10)

PVCu double glazed window to rear elevation, ceiling light point, central heating radiator, fitted wardrobes and airing cupboard off.

BEDROOM THREE

3.28m x 2.39m (10'9 x 7'10)

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

BEDROOM FOUR

3.43m x 2.13m (11'3 x 7'0)

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

LUXURY BATHROOM

PVCu double glazed frosted window to side elevation, corner bath, separate shower cubicle with electric "Triton" shower fitted, WC, vanity wash hand basin with storage cupboard below, tiled walls, chrome heated towel rail, ceiling light point, extractor fan and ceiling coving.

OUTSIDE

GARAGE

5.00m x 2.44m (16'5 x 8'0)

with electric roller door, door and window to side, wall mounted "Worcester" combination, central heating boiler, fluorescent strip light, central heating radiator, fridge freezer and washing machine (included but not maintained.)

FORE GARDEN

tarmacadam driveway providing ample off road parking and floral display.

REAR GARDEN

having gated side access, paved patio, lawn, side borders, timber fencing and greenhouse.

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 of five 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).

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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