

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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23 Hereford Close, Aldridge, WS9 8HX To Let £1,250 PCM

An extremely well presented three bedroom Link Detached family residence that has been extensively improved and modernised occupying a quiet Cul-De-Sac position within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Luxury Fitted Dining/Kitchen * Utility * Guest Cloak Room * Three Bedrooms * Luxury Bathroom * Garage and Off Road Parking * Gas Central Heating * PVCu Double Glazing * No Smokers * No Sharers *

Council Tax Band D
Local Authority - Walsall



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



23 Hereford Close, Aldridge



Lounge



Fitted Dining/Kitchen



Fitted Dining/Kitchen

23 Hereford Close, Aldridge



Utility



Guest Cloakroom



Bedroom One



Bedroom One



Bedroom Two

23 Hereford Close, Aldridge



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

23 Hereford Close, Aldridge

This extremely well presented Link Detached family residence has been extensively improved and modernised to provide an excellent family home occupying a quiet Cul-De-Sac position in this sought after residential location close to Leighswood School and 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 club, running, football and squash facilities and the hockey Club plays on the all weather surfaces at Oak Park, Walsall Wood. The splendid Druids Heath Golf Club is located off Stonnall Road. 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 of the following:

FULLY ENCLOSED PORCH

having PVCu double glazed frosted glass panelled entrance door and windows and laminate flooring.

RECEPTION HALL

having central heating radiator and ceiling light point.

IMPRESSIVE LOUNGE

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

having PVCu double glazed bow window to front elevation, ceiling light point, central heating radiator, oak effect flooring and modern wall hung electric fire.

LUXURY FITTED DINING/KITCHEN

4.80m x 3.20m (15'9 x 10'6)

having PVCu double glazed window and double opening French doors leading to the rear gardens, inset ceiling spotlights, central heating radiator, space for table and chairs, range of luxury refitted white hi-gloss wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob with stainless steel extractor canopy over, integrated dishwasher (not maintained), tiled floor to the kitchen area, oak effect flooring to the dining area and useful pantry off.

UTILITY

2.36m x 1.88m (7'9 x 6'2)

having PVCu double glazed door and window to rear elevation, working surface, space and plumbing for automatic washing machine, tiled floor and ceiling light point.

GUEST CLOAK ROOM

having PVCu double glazed frosted window to rear elevation, WC, vanity wash hand basin, tiled floor and ceiling light point.

FIRST FLOOR LANDING

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

23 Hereford Close, Aldridge

BEDROOM ONE

4.27m x 2.92m (14'0 x 9'7)

having PVCu double glazed window to front elevation, range of fitted wardrobes with matching dressing table/chest of drawers, double bed recess with overhead storage, central heating radiator, ceiling light point and ceiling coving.

BEDROOM TWO

2.74m x 2.74m (9'0 x 9'0)

having PVCu double glazed window to rear elevation, fitted wardrobes, ceiling light point, central heating radiator, ceiling coving and laminate floor covering.

BEDROOM THREE

2.87m x 1.83m (9'5 x 6'0)

having PVCu double glazed window to front elevation, ceiling light point, central heating radiator, laminate floor covering and fitted single cabin style bed with storage below.

LUXURY BATHROOM

having PVCu double glazed frosted window to rear elevation, panelled bath with side taps and shower over, shower screen fitted, vanity wash hand basin, WC, tiled walls, heated towel rail, ceiling light point and extractor fan.

SIDE GARAGE

4.65m x 2.36m (15'3 x 7'9)

having up and over door to front elevation, wall light point and wall mounted 'Worcester' central heating boiler..

FORE GARDEN

having Tarmacadam driveway and floral displays.

REAR GARDEN

having paved patio area and path, shaped lawn, borders and timber fencing.

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.

23 Hereford Close, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	82
(81-91) B		
(69-80) C		
(55-68) D		
(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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 