

CHRIS FOSTER & Daughter

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24 Westfield Drive, Aldridge £625 PCM

A particularly spacious, two bedroom second floor apartment, situated in this highly sought after location in the heart of Aldridge village centre.

* Reception Hall * Inner Hall * Impressive Lounge / Dining Room * Modern Fitted Kitchen * 2 Bedrooms - Master En Suite * Principal Bathroom * Allocated Parking * Communal Grounds * Gas Central Heating * PVCu Double Glazing * Security Intercom System * 6/12 Month Tenancy
* No DSS * No Pets * No Smokers * No Sharers
* Top Floor * No Lift *

Post code: WS9 8ZA

Directions: A-Z Page 34 Ref: 3C



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

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Proprietor: Christopher A Foster



24 Westfield Drive, Aldridge



Lounge / Dining Room



Lounge / Dining Room



Fitted Kitchen



Bedroom One

24 Westfield Drive, Aldridge



En Suite Shower Room



Bedroom Two



Bathroom

24 Westfield Drive, Aldridge

A particularly spacious, two bedroom second floor apartment, situated in this highly sought after location in the heart 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 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 the following:

SECOND FLOOR LANDING

having storage cupboard off and access to:

RECEPTION HALL

entrance door, three ceiling light points, two central heating radiators, security intercom to main entrance, central heating thermostat and airing cupboard off housing the central heating boiler.

INNER HALLWAY

ceiling light point and central heating radiator.

IMPRESSIVE LOUNGE / DINING ROOM

6.10m x 3.40m (20' x 11'2)

PVCu double glazed windows to the front and side elevations, two ceiling light points, two central heating radiators, TV and satellite points

MODERN FITTED KITCHEN

3.61m x 2.46m (11'10 x 8'1)

PVCu double glazed window to front elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in 'NEFF' electric oven, gas hob and extractor canopy over, central heating radiator and ceiling light point.

BEDROOM ONE

3.91m x 3.10m (12'10 x 10'2)

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

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to front elevation, double tiled shower cubicle, wc, pedestal wash hand basin, ceiling light point, extractor fan and central heating radiator.

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BEDROOM TWO

3.28m x 2.84m (10'9 x 9'4)

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

BATHROOM

panelled bath with tiled splash surround, pedestal wash hand basin, wc, central heating radiator, ceiling light point and extractor fan.

OUTSIDE

ALLOCATED PARKING SPACE AND COMMUNAL GROUNDS.

GENERAL INFORMATION

The rent includes any service charges and ground rent but is exclusive of all utilities and council tax.

Fees Apply: £250 inc vat Admin Charge (other fees may apply) Credit Reference only applications are charged at £20.00 + VAT = £24.00

RENT AND DEPOSITS On commencement of a tenancy we will require one month's rent in advance, plus a deposit of one and half months 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 PETS – NO SMOKERS – NO DSS – 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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