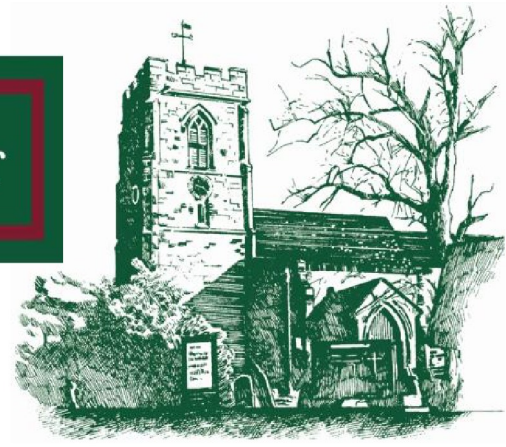


# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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**61 Loriners Grove, Walsall, WS1 2DN**

**£875 PCM**

An extremely spacious first floor apartment situated in this modern sought after gated development within easy reach of local amenities.

\* Lift And Stair Access \* Security Intercom System \* Reception Hall \* Lounge/Dining Room \* Fitted Kitchen \* Two Double Bedrooms \* Master with En Suite Shower Room \* Bathroom \* Allocated Parking \* Communal Well Kept Grounds \* Gas Central Heating System \* PVCu Double Glazing \* No Smokers \* No Sharers



An internal inspection is highly recommended to begin to fully appreciate this extremely spacious first floor apartment that is situated in this modern sought after gated development and within easy reach of local amenities including Walsall town centre.

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:

**COMMUNAL ENTRANCE**

with stair and lift access to the first floor landing. Storage cupboard off.

**RECEPTION HALL**

entrance door, security intercom to main entrance, two ceiling light points and central heating radiator.

**LOUNGE/DINING ROOM**

**17' x 13'4 (5.18m x 4.06m)**

PVCu double glazed bay window, two ceiling light points, two central heating radiators, TV and satellite points.

**FITTED KITCHEN**

**11'8 x 9'6 (3.56m x 2.90m)**

PVCu double glazed window, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink, built in electric oven, gas hob with extractor canopy over, integrated fridge/freezer and dishwasher, central heating radiator, ceiling light point and cupboard housing the 'Potterton' central heating boiler.

**BEDROOM ONE**

**12'3 x 10'10 (3.73m x 3.30m)**

PVCu double glazed window, range of built in wardrobes, central heating radiator and ceiling light point.

**EN SUITE SHOWER ROOM**

tiled shower enclosure, pedestal wash hand basin, wc, central heating radiator, ceiling light point and extractor fan.

**BEDROOM TWO**

**10'9 x 10'9 (3.28m x 3.28m)**

PVCu double glazed window, range of built in wardrobes, central heating radiator and ceiling light point.

**BATHROOM**

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

**OUTSIDE**

**ALLOCATED CAR PARKING SPACE**

**COMMUNAL WELL KEPT GROUNDS AND VISITOR PARKING**

with gated access.

**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).

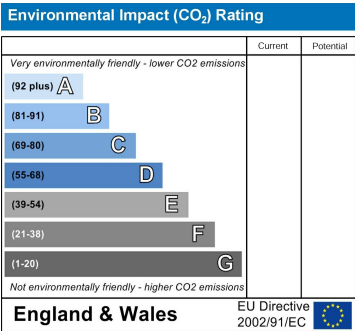
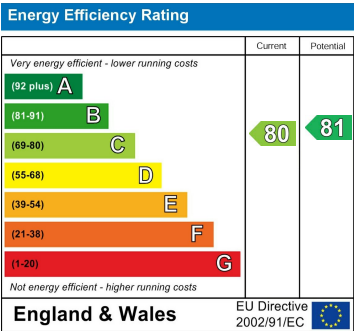
**FIXTURES AND FITTINGS** All items specified in these letting particulars will be available with the property.

**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.



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