

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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11 The Elms, Aldridge, WS9 8HQ To Let £725 PCM

An extremely well maintained and presented modern ground floor Apartment situated in this highly sought after location close to local amenities at Lazy Hill.

* Impressive Lounge * Modern Fitted Kitchen * Double Bedroom * Modern Bathroom *
Allocated Car Parking * Communal Well Kept Gardens * Gas Central Heating System * PVCu
Double Glazing * No Smokers * No Sharers

Council Tax Band A
Local Authority - Walsall



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



11 The Elms, Aldridge



Lounge



Fitted Kitchen



Bedroom



Bathroom



Communal Gardens

11 The Elms, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented, ground floor apartment, situated in this sought after development close to local amenities at Lazy Hill and further afield to 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:

IMPRESSIVE LOUNGE

3.48m x 3.48m (11'5 x 11'5)

having PVCu double glazed window to front elevation, composite entrance door, central heating radiator, ceiling light point and ceiling coving.

INNER HALLWAY

having two ceiling light points, ceiling coving, central heating radiator and storage cupboard off.

MODERN FITTED KITCHEN

2.36m x 2.36m (7'9 x 7'9)

having range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "Indesit" electric oven and hob having extractor canopy over, space and plumbing for automatic washing machine, space for fridge/freezer, ceiling light point and extractor fan.

DOUBLE BEDROOM

3.66m x 2.82m (12' x 9'3)

having PVCu double glazed patio door leads to the rear elevation, central heating radiator, ceiling light point, ceiling coving, fitted wardrobes, storage cupboard off housing the central heating boiler and additional built in storage cupboard.

MODERN BATHROOM

having panelled bath with electric "Triton" shower over, tiled surround, WC, pedestal wash hand basin, ceiling light point, central heating radiator and extractor fan.

OUTSIDE

REAR COURTYARD

being paved and having direct access to:

11 The Elms, Aldridge

WELL KEPT COMMUNAL GARDENS

ALLOCATED PARKING SPACE

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.

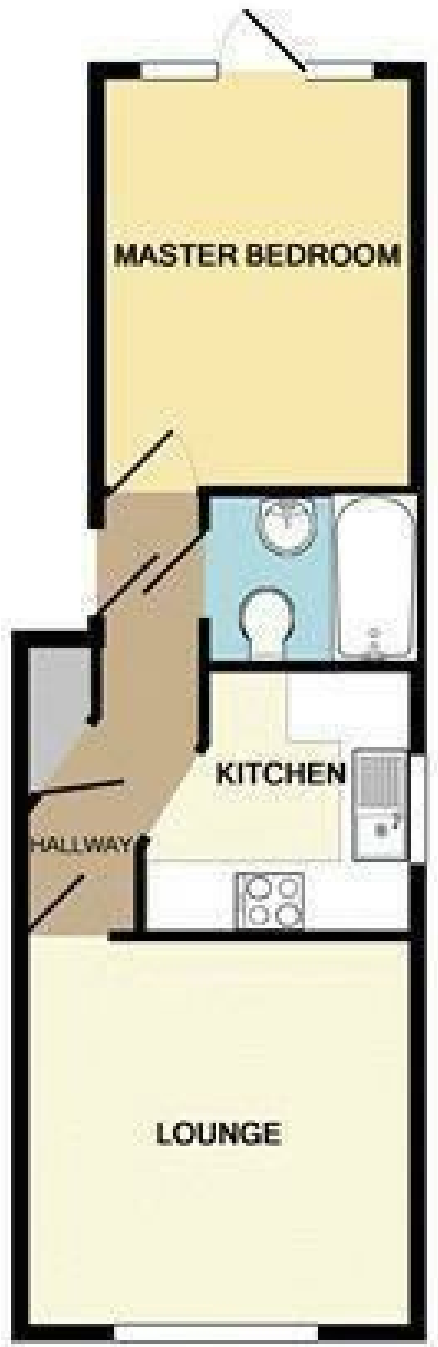
NO SMOKERS – NO SHARERS

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.

11 The Elms, 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		
	76	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	