

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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15 Pavillion Close, Aldridge £1,900 Per Month

****AVAILABLE NOW**** MINIMUM HOUSE HOLD INCOME OF £57,000 REQUIRED**

A particularly spacious detached residence occupying an excellent position in this highly sought after cul-de-sac with superb open views to the rear.

* Fully Enclosed Porch * Reception Hall * Lounge * Dining Room * Conservatory * Kitchen * Utility * Separate WC * Four Bedrooms * Master with En Suite Shower Room * Bathroom * Double Garage * Gas Central Heating System * Majority PVCu Double Glazing * No Smokers * No Sharers *

EPC Band: C

Council Tax Band: F

Council Tax Band- C
Local Authority - Walsall



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



15 Pavillion Close, Aldridge



Living Room



Dining Room



Kitchen



Conservatory



Utility



Bedroom One

15 Pavillion Close, Aldridge



Bedroom Two



Bedroom Three



Bedroom Four



Ensuite



Bathroom



Rear Garden

15 Pavillion Close, Aldridge

An internal inspection is essential to fully appreciate this particularly spacious detached residence that occupies an excellent position in this highly sought after residential cul-de-sac and enjoying superb open views to the rear across open rolling countryside. Local amenities are close at hand with Aldridge village centre within easy reach.

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 majority PVCu double glazing briefly comprises the following:

ENCLOSED PORCH

having entrance door to front and window to side, and wall light point.

RECEPTION HALL

having frosted glass door to front, ceiling light point, central heating radiator, ceiling coving and under stairs storage.

LOUNGE

4.32m x 3.99m (14'02 x 13'01)

having PVCu double glazed bow window to front, two ceiling light points, central heating radiator, ceiling coving and feature coal effect gas fire.

DINING ROOM

3.56m x 3.00m (11'08 x 9'10)

having ceiling light point, central heating radiator and ceiling coving.

CONSERVATORY

2.95m x 2.84m (9'08 x 9'04)

having PVCu double glazed french door to side and windows to side and rear, and tiled flooring.

FITTED KITCHEN

4.47m x 3.07m (14'08 x 10'01)

having PVCu double glazed window to rear, ceiling light point, central heating radiator, range of wall, base units and drawers, working surfaces with inset bowl and half drainer sink with mixer tap over, integrated 'Hotpoint' fridge and freezer, 'Neff' electric double oven and gas hob with extractor canopy over, space for dishwasher, and laminate flooring.

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LOBBY

having PVCu double glazed door to rear garden and ceiling light point.

SEPARATE WC

having PVCu double glazed frosted window to rear, ceiling light point, central heating radiator, WC, wall mounted sink with mixer tap over, and laminate flooring.

UTILITY

2.41m x 1.88m (7'11 x 6'02)

having PVCu double glazed window to side, ceiling light point, central heating radiator, range of base units and drawers, working surfaces with inset stainless steel sink, space for washing machine and tumble dryer, and wall mounted central heating boiler.

FIRST FLOOR LANDING

having PVCu double glazed window to side, two ceiling light points, central heating radiator, airing cupboard access and loft access.

BEDROOM ONE

3.58m (plus robes) x 3.51m (11'09 (plus robes) x 11'06)

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

EN SUITE

having PVCu double glazed frosted window to front, ceiling light point, central heating radiator, WC, pedestal sink with mixer tap over, shower cubicle with sliding doors and 'Bristan' shower fitted, tiled walls and lino flooring.

BEDROOM TWO

3.23m x 3.15m (10'07 x 10'04)

having PVCu double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM THREE

3.18m x 2.62m (10'05 x 8'07)

having PVCu double glazed window to rear, ceiling light point and central heating radiator.

BEDROOM FOUR

3.20m x 2.39m (10'06 x 7'10)

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

BATHROOM

having PVCu double glazed frosted window to rear, ceiling light point, central heating radiator, WC, pedestal sink with mixer tap over, panelled bath with shower and mixer tap over, tiled walls and lino flooring.

DOUBLE GARAGE

having two up and over doors to front.

OUTSIDE

FORE GARDEN

having block paved driveway and lawned area.

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REAR GARDEN

having slabbed patio area, lawned area with mature shrubs and fenced borders, and side 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.

15 Pavillion Close, 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		
		82
	69	
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		