

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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8 New Wood Grove, Walsall Wood, WS9 9HQ To Let £950 PCM

An extremely well presented modern semi detached residence, occupying a quiet cul-de-sac position close to local amenities.

* Canopy Porch * Reception Hall * Lounge * Conservatory * Luxury Kitchen * 2 Bedrooms *
Luxury Bathroom * Off Road Parking * Gas Central Heating * PVCu Double Glazing * No
Smokers * No Sharers *

Council Tax Band B
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: enquiries@chrisfooster.co.uk

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



8 New Wood Grove, Walsall Wood



Luxury Kitchen



Lounge



Lounge



Conservatory



Bedroom One



Bedroom Two

8 New Wood Grove, Walsall Wood



Luxury Bathroom



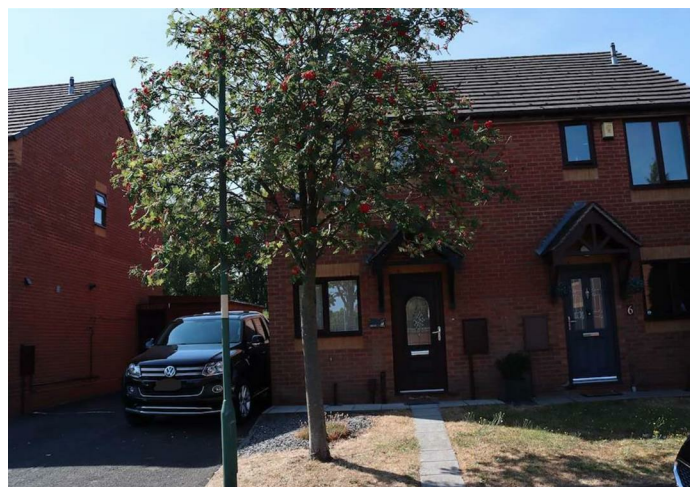
Rear Garden



Rear Garden



Rear Elevation



Frontage

8 New Wood Grove, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate this extremely well presented modern semi detached residence. The property occupies a quiet cul-de-sac position in a popular residential location close to local amenities

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 3 miles giving further access to the M6, M5, M42 and M54 motorways.

Main centre shopping is available at Lichfield and Walsall and children of all ages have a wide range of good schools provided including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket, hockey and squash clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

CANOPY PORCH

leading to:

RECEPTION HALL

PVCu frosted double glazed entrance door, central heating radiator and ceiling light point.

LOUNGE

4.19m x 3.66m (13'9 x 12)

PVCu double glazed sliding patio door leading to the rear, central heating radiator, two ceiling light points and ceiling coving.

LUXURY FITTED KITCHEN

3.25m x 1.70m (10'8 x 5'7)

PVCu double glazed window to front elevation, range of fitted wall, base units and drawers, working surface with inset stainless steel single drainer sink having mixer tap over, built in electric oven and gas hob with stainless steel extractor canopy over, space and plumbing for fridge/freezer and washing machine, ceiling light point, modern vertical central heating radiator, wall mounted central heating boiler and laminate flooring.

CONSERVATORY

3.00m x 2.77m (9'10 x 9'01)

PVCu double glazed windows to rear and side elevations, and PVCu double glazed french doors to rear elevation, two wall lights and central heating radiator.

FIRST FLOOR LANDING

ceiling light point and loft access.

BEDROOM ONE

3.05m (plus robes) x 3.02m (10 (plus robes) x 9'11)

PVCu double glazed window to rear elevation, range of fitted wardrobes with mirrored doors, ceiling light point, ceiling coving and central heating radiator.

8 New Wood Grove, Walsall Wood

BEDROOM TWO

3.68m (max) x 2.34m (12'01 (max) x 7'8)

two PVCu double glazed window to front elevation, ceiling light point, central heating radiator and storage cupboard off.

LUXURY BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with electric 'Triton' shower over and shower screen fitted, pedestal wash hand basin with mixer tap over, wc, heated towel rail, ceiling light point, shaver point, extractor fan, tiled walls and flooring.

OUTSIDE

FORE GARDEN

lawn, slabbed path and tarmacadam driveway providing off road parking.

REAR GARDEN

slabbed patio, lawn, timber fencing, neat borders and side access to the front.

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.

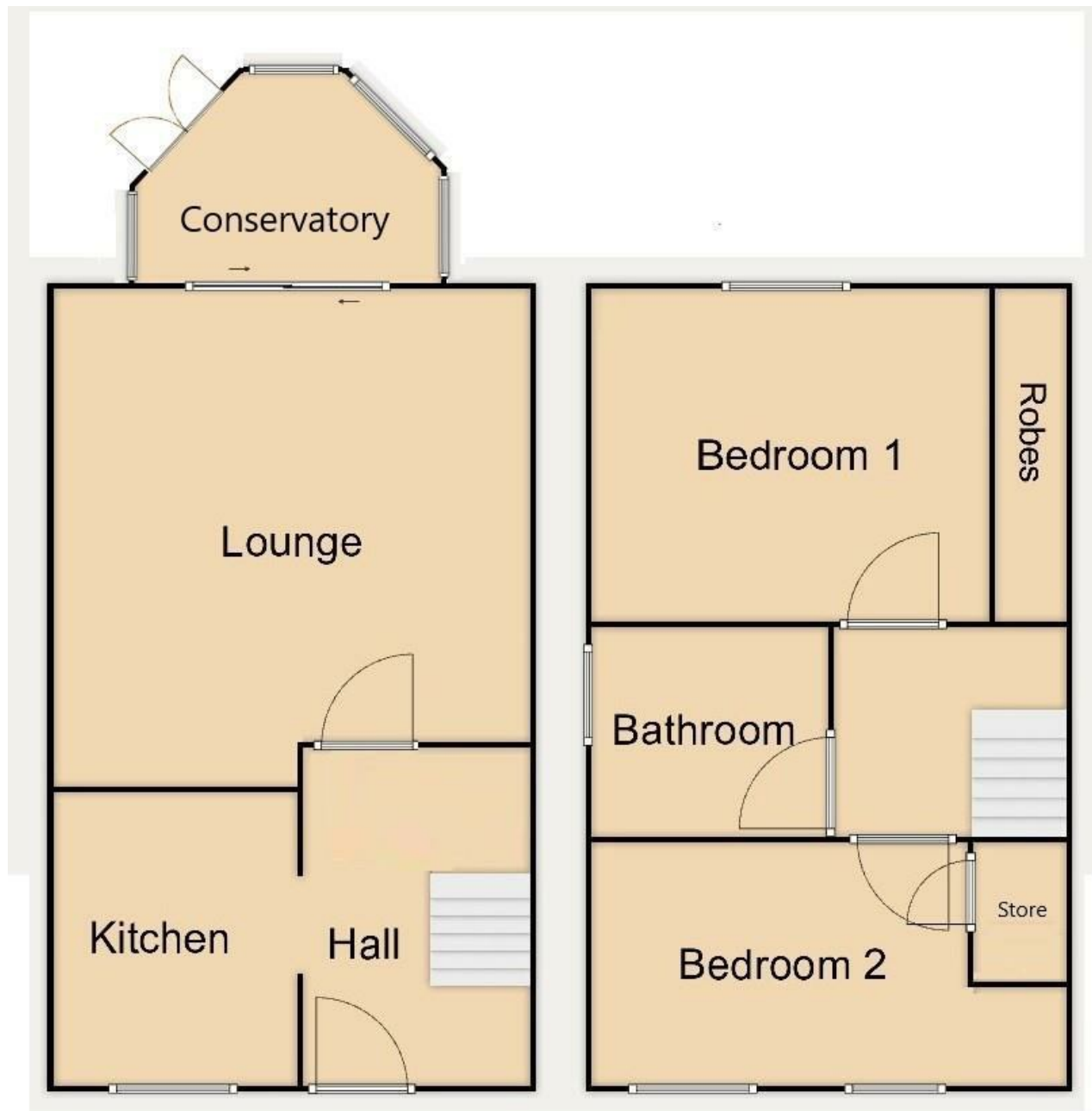
NO SMOKERS – NO SHARERS

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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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		
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