

CHRIS FOSTER & Daughter

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122 Witton Lane, West Bromwich, B71 2AG To Let £1,300 PCM

An extremely well presented 3 bedroom end town house residence, conveniently situated within easy reach of local amenities.

* Reception Hall * Through Lounge * Separate Dining Room * Modern Fitted Kitchen * 3 Bedrooms * Modern Bathroom * Separate WC * Gated Off Road Parking To Rear * Good Size Rear Garden * Gas Central Heating * PVCu Double Glazing * No Smokers * No Sharers

Council Tax Band B
Local Authority - Sandwell



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

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Company Number: 11253248



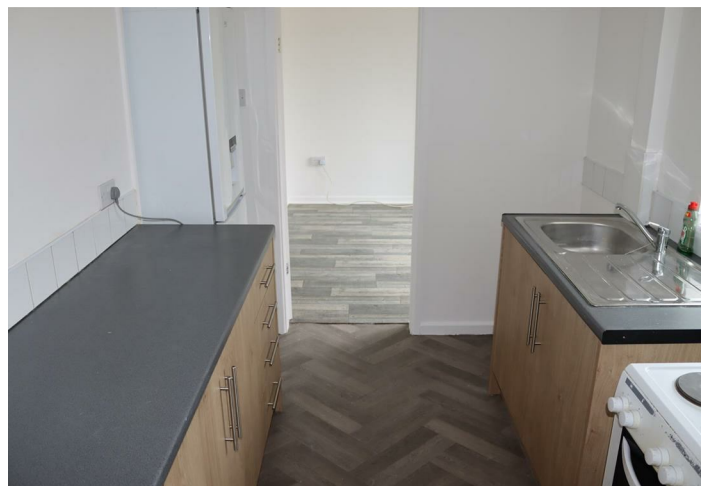
122 Witton Lane, West Bromwich



Through Lounge



Dining Room



Fitted Kitchen

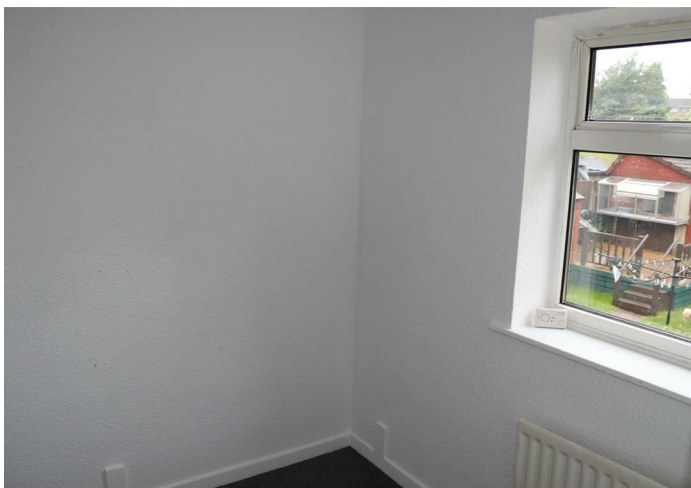
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Bedroom One



Bedroom Two



Bedroom Three



Bathroom

122 Witton Lane, West Bromwich



Separate WC



Gated Off Road Parking



Rear Garden

122 Witton Lane, West Bromwich

An internal inspection is highly recommended to begin to fully appreciate this extremely well presented 3 bedroom end town house residence, that is conveniently situated within easy reach of local amenities.

Schools for children of all ages are close at hand including Moorlands Primary School, The Phoenix Collegiate, St John Bosco Catholic Primary School and Sandwell Community School, whilst tram and bus services provide ease of access to many surrounding areas. The M6/M5 motorway link is within a short driving distance increasing accessibility still further.

Main shopping facilities can be found at West Bromwich centre whilst leisure facilities are available at West Bromwich Leisure Centre, Hilltop Golf Course and Sandwell Valley Nature Reserve.

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

RECEPTION HALL

composite entrance door and ceiling light point.

THROUGH LOUNGE

5.74m x 3.00m (18'10 x 9'10)

PVCu double glazed window to front and sliding patio door to rear, feature fireplace, radiator and ceiling light point.

DINING ROOM

3.43m x 2.82m (11'3 x 9'3)

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

FITTED KITCHEN

3.89m x 2.21m (12'9 x 7'3)

PVCu double glazed window and door to rear, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, radiator, two ceiling light points, electric cooker and fridge/freezer included (not maintained).

FIRST FLOOR LANDING

PVCu double glazed window to rear.

BEDROOM ONE

3.91m x 2.84m (12'10 x 9'4)

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

BEDROOM TWO

3.96m x 2.90m (13' x 9'6)

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

BEDROOM THREE

2.74m x 2.08m (9' x 6'10)

PVCu double glazed window to rear, radiator, ceiling light point and airing cupboard off housing the 'Main' central heating boiler.

MODERN BATHROOM

PVCu double glazed window to rear, panelled bath with electric 'Triton' shower over, pedestal wash hand basin, tiled walls, radiator, ceiling light point and extractor fan.

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SEPARATE WC

PVCu double glazed window to rear, wc, tiled walls, radiator and ceiling light point.

FORE GARDEN

Lawn, shrubs and pathway.

GOOD SIZED REAR GARDEN

paved patio, lawn, timber fencing and:

GATED OFF ROAD PARKING AREA

approached from the rear.

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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