

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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263 Little Aston Road, Walsall, WS9 0PB To Let £2,500 PCM

A superbly appointed 1920s period four bedroom, extended semi detached residence offering spacious accommodation that has been refurbished to a particularly high standard throughout. The property is situated in a highly sought after residential location on the Aldridge/Little Aston border.

* Recessed Porch Entrance * Reception Hall * Guest Cloakroom * Impressive Lounge *
Superb Open Plan Dining/Kitchen/Family Room * Utility * Four Bedrooms * One En Suite *
Luxury Family Bathroom * Car Port & Extensive Off-Road Parking * Gas Central Heating
System * PVCu Double Glazing * No Smokers * No Sharers

Council Tax Band E
Local Authority - Lichfield



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

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



263 Little Aston Road, Walsall



Lounge



Superb Open Plan Dining/Kitchen/Family Room



Superb Open Plan Dining/Kitchen/Family Room

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Utility



Reception Hall



Guest Cloakroom



First Floor Landing



Bedroom One



263 Little Aston Road, Walsall



Bedroom Two



Bedroom Three



En Suite



Bedroom Four



263 Little Aston Road, Walsall



Luxury Bathroom



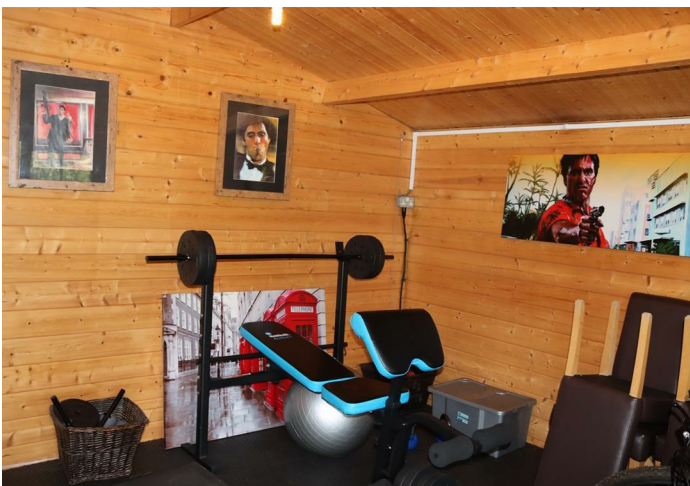
Rear Garden



Rear Garden



Summer House



Summer House



Rear Elevation

263 Little Aston Road, Walsall

An internal inspection is essential to begin to fully appreciate this superbly appointed 1920s period semi detached residence offering substantial accommodation that has been refurbished to a particularly high standard throughout. The property occupies an excellent position in this highly sought after residential location on the Aldridge/Little Aston border and is therefore ideally situated for local amenities at Aldridge, Little Aston, Mere Green and Sutton Coldfield.

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.

Little Aston offers smaller convenience stores and sits close to Mere Green, known for its vibrant shopping centres, restaurants and leisure facilities. The closest catchment primary school is Little Aston Primary Academy, with a feeder route to King Edward VI School in Lichfield. The wider area also benefits from several private and grammar schools within easy reach

The surrounding area offers a wide variety of recreational opportunities. Aldridge hosts The Stick and Wicket Club with cricket, running, football and hockey facilities, while Aldridge Sailing Club is located nearby at Stubbers Green. Druids Heath Golf Club is situated off Stonnall Road, with additional prestigious courses including Little Aston Golf Club, Aston Wood Golf Club and Sutton Coldfield Golf Club all within close proximity. Little Aston Park is only a short walk away, ideal for families, dog walkers and outdoor activities. Sutton Park, one of Europe's largest urban nature reserves at 2,400 acres, is approximately three miles away and offers extensive walking, cycling and equestrian routes.

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. Blake Street Train Station, located nearby in Little Aston, provides direct rail services to both Birmingham New Street and Lichfield City. This makes the property particularly attractive for commuters seeking quick and reliable links into the city centre or towards the cathedral city of Lichfield.

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

RECESSED PORCH

with ceiling light point.

RECEPTION HALL

composite entrance door, frosted window to front elevation, two central heating radiators, 'LVT' flooring, ceiling spotlights, additional four wall light points, under stairs storage cupboard off and double opening doors lead to:

WALK-IN LARDER

bespoke fitted cupboards and working surface, 'LVT' flooring, and ceiling light point.

GUEST CLOAKROOM

wc, vanity wash hand basin with storage drawer below, 'LVT' flooring, central heating radiator and ceiling light point.

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IMPRESSIVE LOUNGE

5.56m x 3.73m (18'3 x 12'3)

PVCu double glazed bay window to front elevation, feature fireplace with log burner, central heating radiator, 'LVT' flooring, ceiling light point, additional ceiling spotlights and mood lighting.

SUPERB OPEN PLAN DINING/KITCHEN/FAMILY ROOM

11.73m x 7.11m max dims (38'5" x 23'3" max dims)

fabulous 'L' shaped space with PVCu double glazed double opening doors and windows to the rear elevation, four "Velux" windows and orangery style roof, "Karndean" flooring, partial under floor heating, additional central heating radiator, three ceiling light points, additional spotlights, wall lights and display lighting, extensive range of luxury fitted high gloss wall, base units and drawers, granite working surfaces with matching upstands, space for range style cooker with extractor canopy over, larder unit, central island with granite top incorporating 'Belfast style' sink and breakfast bar with additional units below and integrated fridge, freezer and dishwasher (not maintained.)

UTILITY

7.72m x 2.44m (25'4 x 8'0)

PVCu double glazed, double opening doors lead to the rear gardens, range of luxury fitted wall, base units and drawers, working surfaces with inset double sink having mixer tap over, space for appliances, central heating radiator, "Karndean" flooring, orangery roof, central heating boiler housed in matching unit and underfloor heating controls.

FIRST FLOOR LANDING

PVCu double glazed window to front elevation, central heating radiator, ceiling spotlights, loft access and space for desk for use as a study area.

BEDROOM ONE

4.50m x 3.68m (14'9 x 12'1)

PVCu double glazed window to front elevation, ceiling light point, additional spotlights, central heating radiator, two wall light points and "Karndean" flooring.

BEDROOM TWO

3.84m x 3.73m (12'7 x 12'3)

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

BEDROOM THREE

3.81m x 2.90m (12'6 x 9'6)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point and additional spotlights.

EN SUITE SHOWER ROOM

having shower enclosure with overhead and handheld shower attachments, WC, vanity wash hand basin, heated towel rail and ceiling spotlights.

BEDROOM FOUR

3.23m x 2.51m (10'7 x 8'3)

PVCu double glazed window to rear elevation, central heating radiator and ceiling spotlights.

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LUXURY BATHROOM

PVCu double glazed window to the rear elevation, free standing bath with side mixer tap and handheld shower attachment, walk in shower enclosure with overhead and handheld shower attachments, vanity wash hand basin with storage drawer below, WC, ceiling spotlights, extractor fan and under floor heating.

OUTSIDE

CAR PORT

6.65m x 2.92m (21'10 x 9'7)

with double opening doors to front, light and power.

FORE GARDEN

having driveway providing off road parking for several vehicles, additional gravelled area, shrubs and outside lighting.

REAR GARDEN

having paved patio area, lawn, well stocked borders, trees and shrubs, additional patio area, light and power and summer house currently used as a gym.

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.

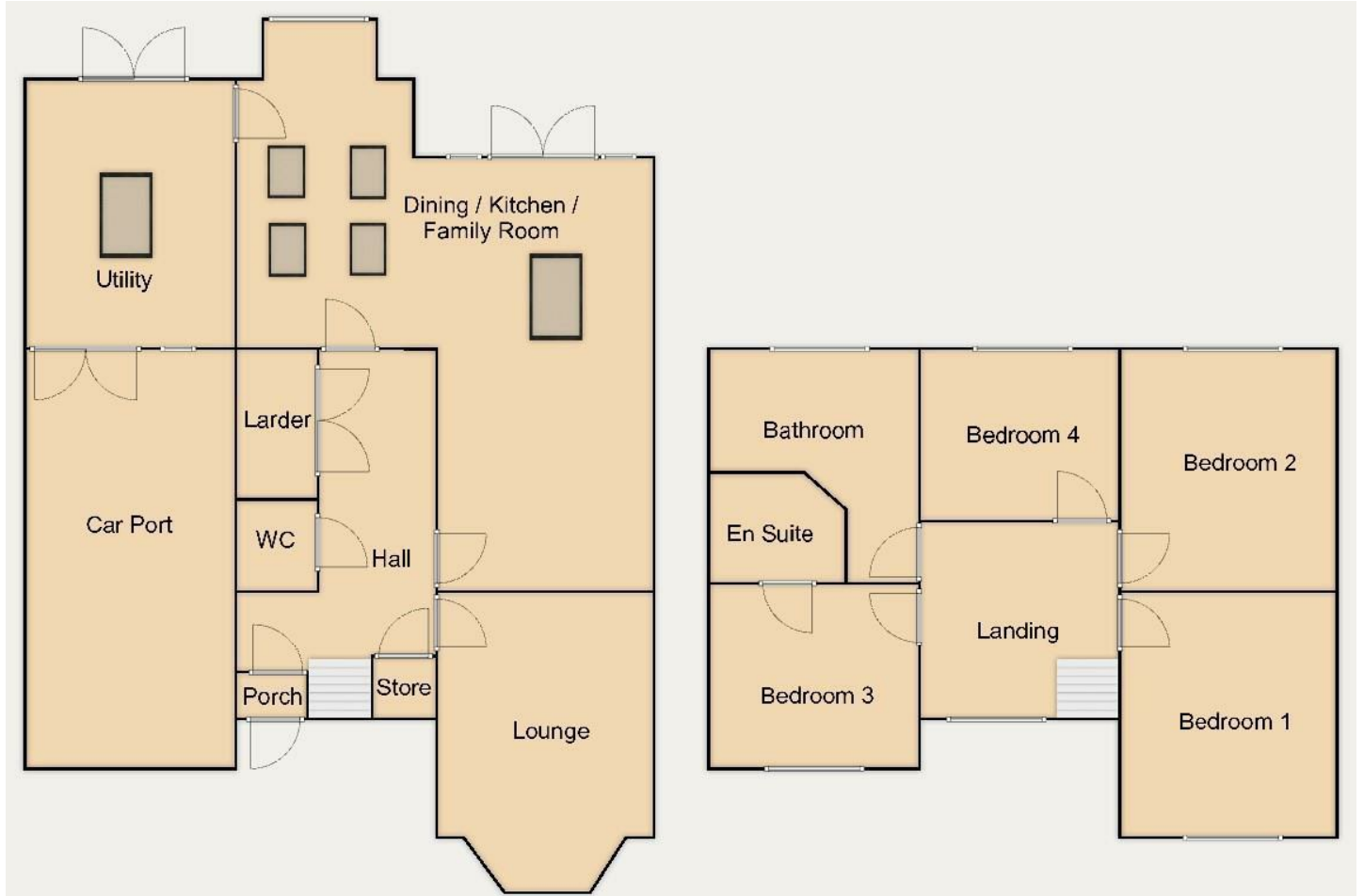
NO SMOKERS – NO SHARERS

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.

263 Little Aston Road, Walsall



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 