

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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21 St. Thomas Close, Aldridge, WS9 8SL To Let £1,200 PCM

A well presented 3 bedroom detached bungalow residence occupying a quiet walk-way position in this popular residential location close to local amenities.

* Enclosed Porch * Reception Hall * Lounge * Fitted Kitchen * 3 Bedrooms * Modern Shower Room * Garage and Parking To Rear * Gas Central Heating * PVCu Double Glazing * No Smokers No Sharers

Council Tax Band C
Local Authority - Walsall



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



21 St. Thomas Close, Aldridge



Lounge



Lounge



Fitted Kitchen



Fitted Kitchen



Bedroom One

21 St. Thomas Close, Aldridge



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Modern Shower Room



Rear Garden

21 St. Thomas Close, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented 3 bedroom detached bungalow residence that occupies a quiet walk-way position in this popular residential location close to local amenities.

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:

ENCLOSED PORCH

access to:

RECEPTION HALL

PVCu double glazed entrance door, two central heating radiators, two ceiling light points, loft access and airing cupboard off housing the central heating boiler.

LOUNGE

4.47m x 3.35m (14'8 x 11')

PVCu double glazed double opening doors leading to the rear garden, feature fireplace, central heating radiator and ceiling light point.

FITTED KITCHEN

3.38m x 3.05m (11'1 x 10')

PVCu double glazed door and window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for appliances, central heating radiator and fluorescent strip light.

BEDROOM ONE

3.33m x 3.02m (10'11 x 9'11)

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

BEDROOM TWO

3.05m x 2.03m (10' x 6'8)

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

BEDROOM THREE

2.67m x 2.13m (8'9 x 7')

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

21 St. Thomas Close, Aldridge

MODERN SHOWER ROOM

PVCu double glazed frosted window to side elevation, shower enclosure with electric 'Triton' shower fitted, vanity wash hand basin and wc unit with storage cupboard below, tiled walls and floor, central heating radiator and ceiling light point.

OUTSIDE

SINGLE GARAGE TO REAR

FORE GARDEN

lawn with side borders, paved path and gated side access leading to:

REAR GARDEN

paved patio area, lawn with side borders, rear gated access leading to garage and 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.

21 St. Thomas Close, Aldridge



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 58 | |
| (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 | |