

# CHRIS FOSTER & Daughter

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## 33 Parkhouse Grove, Aldridge, WS9 0AZ To Let £900 PCM

An extremely well presented modern ground floor apartment situated in a popular residential location within easy reach of local amenities including Aldridge village centre.

\* Reception Hall \* Open Plan Living Space/Fitted Kitchen \* 2 Bedrooms - Master En Suite \* Modern Wet Room \* Allocated Car Parking Space \* Security Intercom System \* Gas Central Heating \* PVCu Double Glazing

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248



# 33 Parkhouse Grove, Aldridge



Open Plan Living Space/Kitchen



Open Plan Living Space/Kitchen



Fitted Kitchen Area

# 33 Parkhouse Grove, Aldridge



**Bedroom One**



**En Suite**



**Bedroom Two**



**Modern Wet Room**

# 33 Parkhouse Grove, Aldridge

An internal inspection is essential to begin to fully appreciate this spacious modern well presented ground floor apartment, that is situated in a popular location within easy reach of 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:

## **RECEPTION HALL**

entrance door, LP vinyl flooring, two ceiling light points and security intercom to main entrance.

## **OPEN PLAN LIVING ROOM/FITTED KITCHEN**

7.47m x 3.51m (24'6 x 11'6)

two PVCu double glazed windows, LP vinyl flooring, two central heating radiators, two ceiling light points, 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 hob, wall mounted 'Ideal' central heating boiler, fridge/freezer and washing machine included, however, will not be repaired or replaced should they break down.

## **BEDROOM ONE**

4.65m x 2.67m (15'3 x 8'9)

PVCu double glazed window, LP vinyl flooring, radiator and ceiling light point.

## **EN SUITE SHOWER ROOM**

shower enclosure, pedestal wash hand basin, wc, ceiling light point, radiator, extractor fan and LP vinyl flooring.

## **BEDROOM TWO**

3.15m x 2.67m (10'4 x 8'9)

PVCu double glazed window, radiator and ceiling light point.

## **MODERN WET ROOM**

shower area, pedestal wash hand basin, wc, ceiling light point, radiator and extractor fan.

## **OUTSIDE**

## **ALLOCATED CAR PARKING SPACE**

## **COMMUNAL GROUNDS AND VISITOR PARKING**

## **GENERAL INFORMATION**

## **33 Parkhouse Grove, Aldridge**

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**

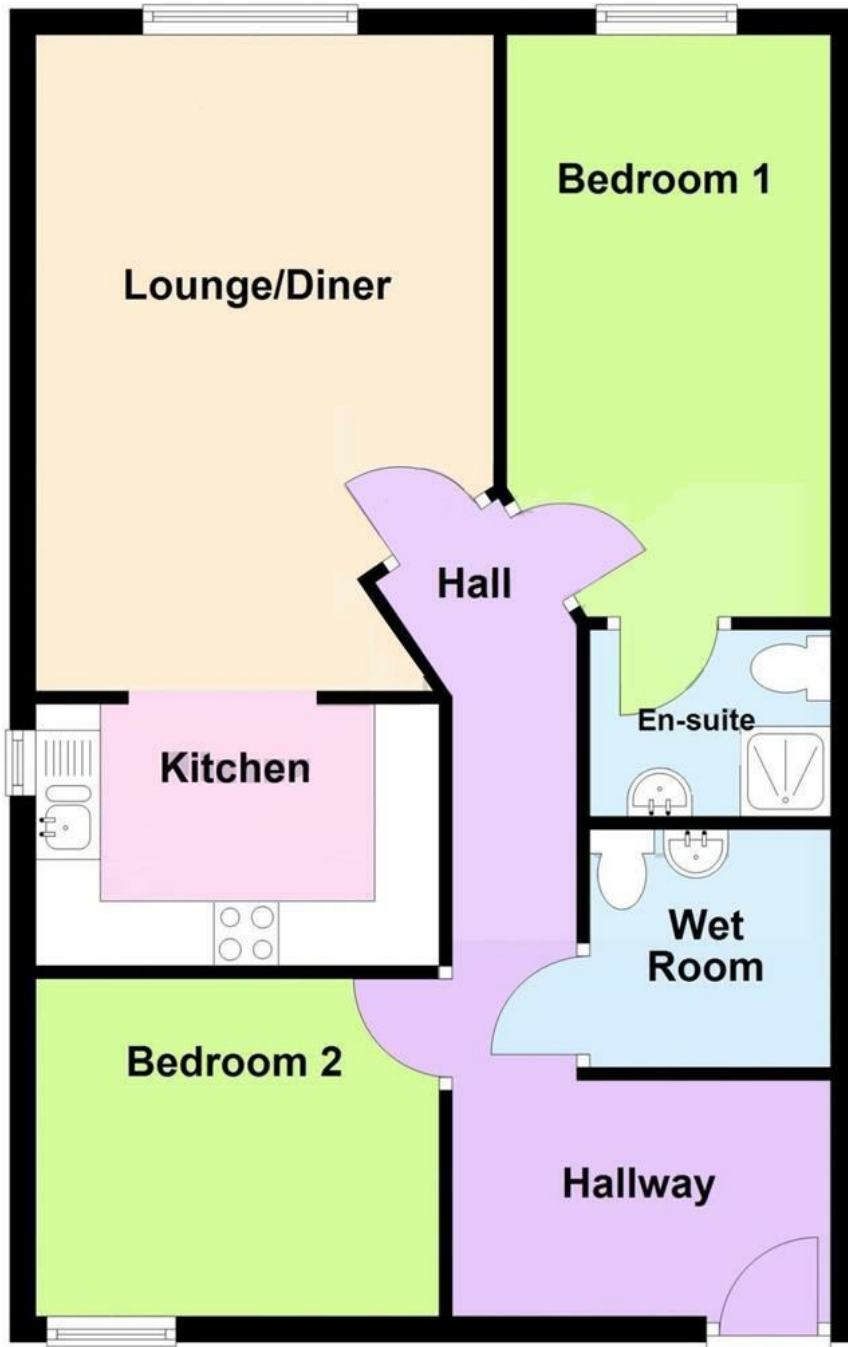
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These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy 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.

# 33 Parkhouse Grove, Aldridge

## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		