

# CHRIS FOSTER & Daughter

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## 174 Lichfield Road, Walsall Wood, WS9 9PD To Let £995 PCM

A deceptively spacious and extremely well presented cottage style Semi Detached residence conveniently situated in this sought after location close to local amenities.

\* Canopy Porch \* Lounge \* Separate Dining Room \* Fitted Kitchen \* Rear Porch \* Ground Floor Bathroom & WC \*

Two Double Bedrooms \* Extensive Off Road Parking \* Good Size Gardens \* Gas Central Heating System \* Majority PVCu Double Glazing \* No Smokers \* No Sharers

Council Tax Band B  
Local Authority - Walsall



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



# 174 Lichfield Road, Walsall Wood



Lounge



Dining Room



Fitted Kitchen

# 174 Lichfield Road, Walsall Wood



Bathroom



Bathroom



Bedroom One



Bedroom One



Bedroom Two

# 174 Lichfield Road, Walsall Wood



**Bedroom Two**



**Rear Elevation**



**Rear Garden**

# **174 Lichfield Road, Walsall Wood**

An internal inspection is highly recommended to begin to fully appreciate this deceptively spacious and extremely well presented cottage style Semi Detached residence conveniently situated close to local amenities in this sought after residential location.

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 majority PVCu double glazing briefly comprises of the following:

## **CANOPY PORCH**

leading to:

## **LOUNGE**

4.57m into bay x 3.66m (15'0 into bay x 12'0)

having PVCu double glazed bay window to front elevation, entrance door, feature fireplace with modern electric fire fitted, ceiling light point, two wall light points and central heating radiator.

## **DINING ROOM**

3.66m x 3.66m (12'0 x 12'0)

having PVCu double glazed window to side elevation, feature fireplace with gas fire fitted, ceiling light point, two wall light points, central heating radiator, cable TV and telephone points and under stairs storage cupboard off.

## **FITTED KITCHEN**

4.98m x 2.44m (16'4 x 8'0)

having PVCu double glazed window to side elevation, stainless steel single drainer sink unit, fitted wall and base units, working surfaces with tiled surround, breakfast bar, central heating radiator, two ceiling light points, "New World" gas cooker, stainless steel extractor canopy over, wall mounted 'Worcester' central heating boiler and smoke alarm.

## **REAR PORCH**

having door and windows, ceiling light point and access to kitchen.

## **MODERN BATHROOM**

having PVCu double glazed frosted window to side elevation, panelled bath with mixer tap and shower attachment fitted, shower screen, pedestal wash hand basin, central heating radiator and ceiling light point.

## **SEPARATE WC**

having frosted window to rear elevation, WC, central heating radiator and ceiling light point.

# 174 Lichfield Road, Walsall Wood

## FIRST FLOOR LANDING

having ceiling light point and smoke alarm.

## BEDROOM ONE

3.66m x 3.66m (12'0 x 12'0)

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

## BEDROOM TWO

3.66m x 3.66m (12'0 x 12'0)

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

## OUTSIDE - FORE GARDEN

having off road parking, lawn, long driveway to side providing extensive off road parking and access to:

## GOOD SIZE REAR GARDEN

having additional paved parking area cold water tap, brick built store and large lawn (lawn will be cut every other week during the Summer by Landlord).

## 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 of the equivalent of 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.

# 174 Lichfield Road, Walsall Wood



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	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	