

# CHRIS FOSTER & Daughter

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## 49 Walstead Road, Walsall, WS5 4LZ To Let £1,100 PCM

A traditional style semi detached residence conveniently situated in a popular residential location close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge \* Fitted Dining/Kitchen \* Ground Floor WC \*  
2 Bedrooms \* Bathroom \* Garage and Off Road Parking \* Gas Central Heating \* 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



# 49 Walstead Road, Walsall



Lounge



Fitted Dining/Kitchen



Fitted Dining/Kitchen



Ground Floor WC



Bedroom One





## 49 Walstead Road, Walsall



Bedroom Two



Bathroom



Rear Garden

# 49 Walstead Road, Walsall

An internal inspection is highly recommended to begin to fully appreciate this traditional style semi detached residence that is conveniently situated in a popular residential location close to local amenities.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

Schools for children of all ages are readily available including the highly regarded Queen Mary's Grammar school for boys and High school for girls and St Francis of Assisi Catholic Technology College at Aldridge.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

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

## **FULLY ENCLOSED PORCH**

PVCu double glazed double opening doors and windows to front elevation.

## **RECEPTION HALL**

PVCu double glazed entrance door and ceiling light point.

## **LOUNGE**

4.95m x 3.66m (16'3 x 12')

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

## **FITTED DINING/KITCHEN**

4.57m x 2.36m (15' x 7'9)

two PVCu double glazed windows to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric oven and gas hob with stainless steel extractor canopy over, space for appliances, two ceiling light points, central heating radiator, wall mounted central heating boiler and pantry off.

## **REAR LOBBY**

PVCu double glazed door leading to the garage.

## **GROUND FLOOR WC**

PVCu double glazed window to rear elevation, wc and ceiling light point.

## **FIRST FLOOR LANDING**

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

## **BEDROOM ONE**

3.73m x 3.61m (12'3 x 11'10)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point and walk-in storage cupboard off with PVCu double glazed window to front elevation.

# 49 Walstead Road, Walsall

## BEDROOM TWO

3.20m x 2.69m (10'6 x 8'10)

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

## BATHROOM

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

## SIDE GARAGE

9.27m x 1.85m (30'5 x 6'1)

double opening doors to front, door to rear garden, lighting and storage cupboard off.

## FORE GARDEN

paved driveway, lawn and gravelled borders.

## REAR GARDEN

paved patio, lawn and open aspect to 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.

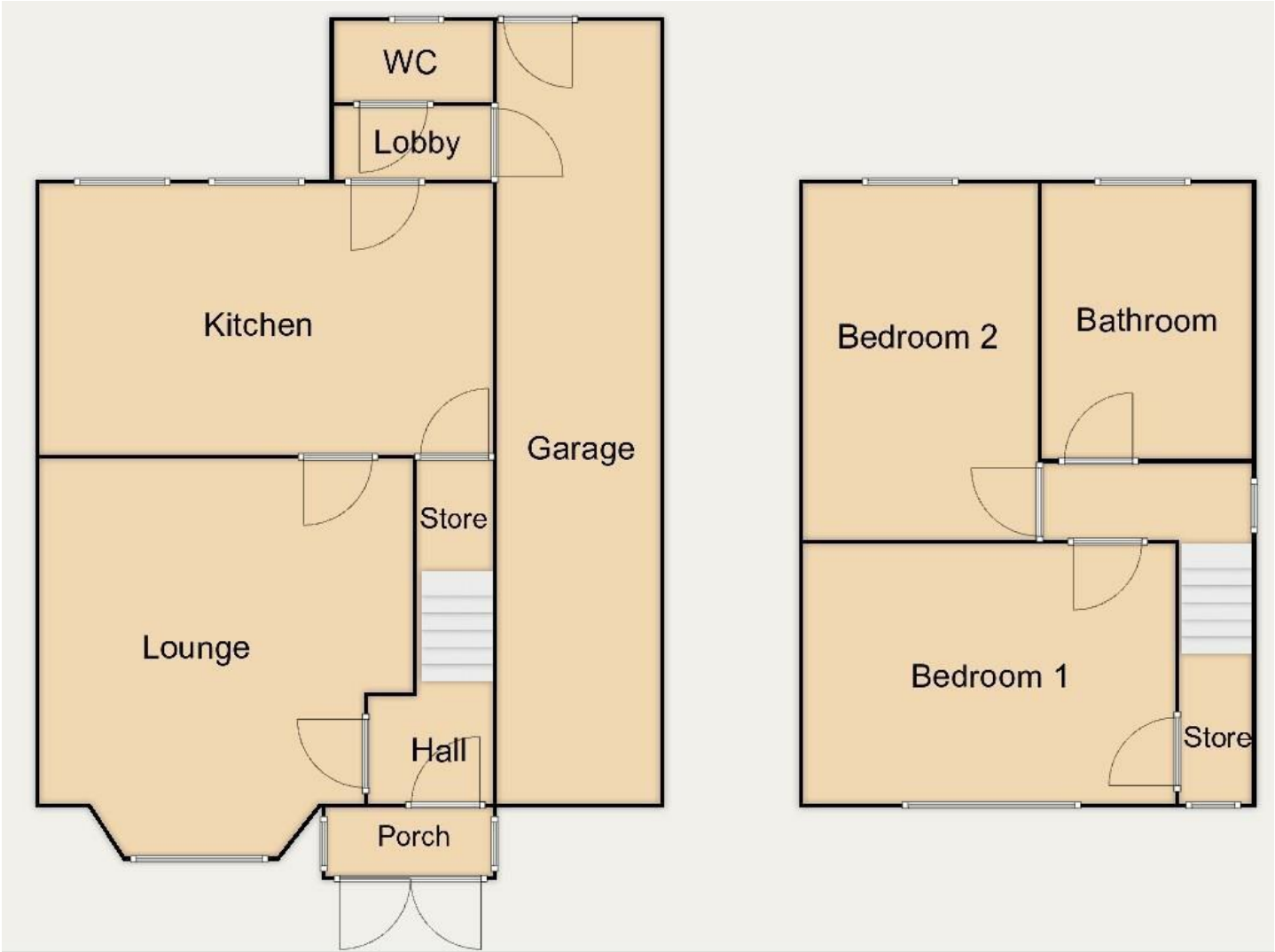
## NO SMOKERS – NO SHARERS

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.

# 49 Walstead Road, Walsall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		70
(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 <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