

CHRIS FOSTER & Daughter

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84 Dickinson Drive, Walsall, WS2 9DP To Let £925 PCM Unfurnished

A traditional style end town house residence conveniently situated close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Fitted Dining/Kitchen * 2 Bedrooms *
Bathroom * 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

84 Dickinson Drive, Walsall



Lounge



Fitted Dining/Kitchen



Bedroom One

84 Dickinson Drive, Walsall



Bedroom Two



Bedroom Two



Bathroom



Rear Garden

84 Dickinson Drive, Walsall

An internal inspection is highly recommended to begin to fully appreciate this traditional style end town house residence that is conveniently situated close to local amenities and within easy reach of Walsall town centre.

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 door and windows to front elevation and tiled floor.

RECEPTION HALL

entrance door and ceiling light point.

LOUNGE

4.06m x 3.89m (13'4 x 12'9)

PVCu double glazed window to front elevation, feature fireplace, ceiling light point, two wall light points, central heating radiator and understairs storage cupboard off.

FITTED DINING/KITCHEN

4.98m x 2.34m (16'4 x 7'8)

PVCu double glazed windows to rear and side elevations, range of fitted wall and base units, working surfaces with inset stainless steel single drainer sink unit, breakfast bar, space for appliances, central heating radiator, two ceiling light points, wall mounted 'Worcester' central heating boiler and PVCu double glazed door to rear garden.

FIRST FLOOR LANDING

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

BEDROOM ONE

4.98m max x 3.12m (16'4 max x 10'3)

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

BEDROOM TWO

3.15m x 2.41m (10'4 x 7'11)

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

BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower attachment over, vanity wash hand basin with storage cupboard below, wc, ceiling light point and central heating radiator.

84 Dickinson Drive, Walsall

OUTSIDE

FORE GARDEN

double width driveway providing off road parking.

REAR GARDEN

paved patio, lawn with side borders and gated side access.

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.

84 Dickinson Drive, Walsall



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	Current
(81-91) B	Potential
(69-80) C	82
(55-68) D	
(39-54) E	67
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	Current
(81-91) B	Potential
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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