

# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: [www.chrisfoster.co.uk](http://www.chrisfoster.co.uk)



## 142 Leighswood Avenue, Aldridge, WS9 8BB To Let £1,150 PCM

A particularly spacious extended traditional style semi detached family residence situated in this highly sought after residential location close to Aldridge village centre.

\* Canopy Porch \* Reception Hall \* Lounge \* Separate Dining Room \* Fitted Kitchen \* Three Bedrooms \* Modern Shower Room \* Side Garage \* Off Road Parking \* Gas Central Heating System \* PVCu Double Glazing \* No Smokers \* No Sharers

Council Tax Band D  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: [enquiries@chrisfoster.co.uk](mailto:enquiries@chrisfoster.co.uk)

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





# 142 Leighswood Avenue, Aldridge



Lounge



Dining Room



Fitted Kitchen



Bedroom One



# 142 Leighswood Avenue, Aldridge



**Bedroom Two**



**Bedroom Three**



**Modern Shower Room**



**Modern Shower Room**



**Rear Garden**

# 142 Leighswood Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this particularly spacious traditional style semi detached family residence that occupies an excellent position in this highly sought after residential location close to Aldridge village centre.

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:

## **CANOPY PORCH**

with outside light and leading to:

## **RECEPTION HALL**

having entrance door and stairs to first floor.

## **LOUNGE**

4.80m x 3.73m (15'9 x 12'3)

PVCu double glazed bow window to front elevation, PVCu double glazed double opening doors to rear, feature brick fireplace with gas coal effect fire fitted, two central heating radiators, two ceiling light points, three wall light points and ornamental plate shelf.

## **DINING ROOM**

2.90m x 2.74m (9'6 x 9'0)

PVCu double glazed window to front elevation, feature recessed fireplace with gas coal effect fire fitted, central heating radiator, ceiling light point and ornamental plate shelf.

## **FITTED KITCHEN**

4.04m x 2.82m (13'3 x 9'3)

PVCu double glazed window to rear elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink with mixer tap over, built in "Zanussi" electric double oven, gas hob with extractor canopy over, central heating radiator, ceiling light point, additional PVCu double glazed window to rear and storage cupboard off.

## **FIRST FLOOR LANDING**

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

# 142 Leighswood Avenue, Aldridge

## BEDROOM ONE

4.65m x 3.73m (15'3 x 12'3)

PVCu double glazed windows to the front and rear elevations, built in wardrobe, central heating radiator, ceiling light point and wall light point.

## BEDROOM TWO

2.92m x 2.51m (9'7 x 8'3)

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

## BEDROOM THREE

3.51m x 2.44m (11'6 x 8'0)

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

## MODERN SHOWER ROOM

PVCu double glazed frosted window to rear elevation, corner shower enclosure with electric "Triton" shower fitted, WC, pedestal wash hand basin, central heating radiator, chrome heated towel rail, ceiling light point and tiled floor.

## SIDE GARAGE

7.19m x 2.44m (23'7 x 8'0)

double opening doors to front, PVCu double glazed window to rear, door leading to the rear gardens, two light points and wall mounted "Worcester" central heating boiler.

## FORE GARDEN

having Cotswold stone driveway providing ample off road parking.

## REAR GARDEN

with paved patio area and path, lawn, side borders and timber fencing.

## 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.

# 142 Leighswood Avenue, Aldridge

