# CHRIS FOSTER & Daughter

**INDEPENDENT ESTATE AGENCY . . . *at its best***

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## 78 Green Lane, Leamore, Walsall, WS3 2BN

## £1,050 Per Month

A much improved and well presented end town house residence conveniently situated close to local amenities.

* Fully Enclosed Porch * Reception Hall * Lounge * Modern Refitted Kitchen * Guest Cloakroom * Three Bedrooms * Modern Shower Room * Side Garage & Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Smokers * No Sharers







An internal inspection is highly recommended to begin to fully appreciate this well presented and much improved, three bedroomed, end town house residence that is conveniently situated 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 door and windows to front elevation. ceiling light point and laminate floor covering.

**RECEPTION HALL**
PVCu double glazed entrance door and ceiling light point.

**LOUNGE**
**13'7 x 13'1 (4.14m x 3.99m)**
PVCu double glazed bow window to front elevation, feature fireplace, central heating radiator and ceiling light point.

**MODERN REFITTED KITCHEN**
**14'0 x 7'8 (4.27m x 2.34m)**
PVCu double glazed window to rear elevation, range of modern refitted grey, high gloss wall, base units and drawers, working surfaces with matching upstands and inset stainless steel single drainer sink having mixer tap over, built in electric oven, separate gas hob with stainless steel extractor canopy over, space and plumbing for washing machine, wall mounted "Worcester" central heating boiler, fluorescent strip light and under stairs storage cupboard off.

**REAR LOBBY**
PVCu double glazed door leading to the rear gardens and ceiling light point,.

**GUEST CLOAKROOM**
PVCu double glazed frosted window to rear elevation, WC, wash hand basin and ceiling light point.

**FIRST FLOOR LANDING**
with central heating radiator, ceiling light point and loft access.

**BEDROOM ONE**
**11'1 x 9'9 (3.38m x 2.97m)**
PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

**BEDROOM TWO**
**11'2 x 8'6 (3.40m x 2.59m)**
PVCu double glazed window to rear elevation, central heating radiator, ceiling light point and storage cupboard off.

**BEDROOM THREE**
**8'3 x 7'10 (2.51m x 2.39m)**
PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

**MODERN SHOWER ROOM**
PVCu double glazed frosted window to front elevation, corner shower enclosure with electric shower fitted, wash hand basin, WC, tiled walls, central heating radiator and ceiling light point.

**OUTSIDE**

**SIDE GARAGE**
**23'0 x 10'9 max (7.01m x 3.28m max)**
up and over door to front, door to the rear gardens and fluorescent strip light.

**FORE GARDEN**
having block paved frontage providing off road parking, wrought iron gates and outside lighting.

**REAR GARDEN**
having paved patio, lawn, raised border and shrubs.

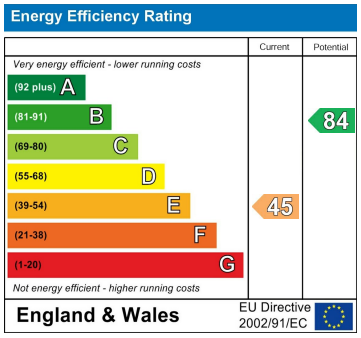
**GENERAL INFORMATION**
The rent includes any service charges and ground rent but is exclusive of all utilities and council tax.

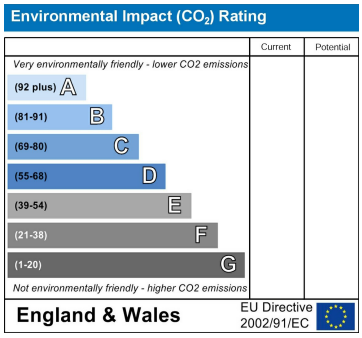
RENT AND DEPOSITS On commencement of a tenancy we will require one month's rent in advance, plus a deposit equivalent to 5 weeks rent, in cleared funds. The Deposit is safeguarded by the Deposit Protection Scheme and returned at the end of the tenancy provided that the property is left in the condition 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.











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