

# CHRIS FOSTER & Daughter

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## 3 Dartmouth Drive, Aldridge, WS9 0JP To Let £1,200 PCM

An extremely well presented, three bedroom, semi detached residence occupying a quiet position in this highly sought after residential location close to local amenities.

\* Reception Hall \* Lounge Separate Dining Room \* Conservatory \* Fitted Kitchen \* Three Bedrooms \* Modern Bathroom \* Off Road Parking \* Storage Garage \* Gas Central Heating System \* PVCu Double Glazing \* No Smokers \* No Sharers

Council Tax Band C  
Local Authority - Walsall



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

# 3 Dartmouth Drive, Aldridge



Lounge



Dining Room

Conservatory



Fitted Kitchen



Bedroom One

# 3 Dartmouth Drive, Aldridge



Bedroom One



Bedroom two



Bedroom Two



Bedroom Three



Modern Bathroom



Rear Garden

# **3 Dartmouth Drive, Aldridge**

An internal inspection is highly recommended to begin to fully appreciate this extremely well presented, three bedroom semi detached family residence that occupies a quiet cul-de-sac position in this highly sought after residential location close to local amenities including 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:

## **RECEPTION HALL**

PVCu double glazed door to side elevation, central heating radiator, tiled floor and ceiling light point.

## **LOUNGE**

5.13m x 3.30m (16'10 x 10'10)

PVCu double glazed bow window to front elevation, additional PVCu double glazed window to the side, feature fireplace with gas coal effect fire fitted, ceiling light point, two wall light points and central heating radiator.

## **DINING ROOM**

4.06m x 2.41m (13'4 x 7'11)

central heating radiator, ceiling light point, storage cupboard off and PVCu double glazed sliding patio door leading to:

## **CONSERVATORY**

3.28m x 2.51m (10'9 x 8'3)

PVCu double glazed double opening doors and windows to the rear elevations, tiled floor and ceiling light/fan.

## **FITTED KITCHEN**

2.67m x 2.59m (8'9 x 8'6)

PVCu double glazed window to rear elevation, PVCu double glazed door to side, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven, separate gas hob with extractor canopy over, space for appliances, ceiling spotlights and central heating radiator.

## **FIRST FLOOR LANDING**

ceiling light point, loft access and airing cupboard off housing the "Vaillant" central heating boiler.

# 3 Dartmouth Drive, Aldridge

## BEDROOM ONE

3.38m x 3.20m (11'1 x 10'6)

PVCu double glazed windows to the front and side elevations, built in mirrored wardrobes, central heating radiator and ceiling light point.

## BEDROOM TWO

3.20m x 3.12m (10'6 x 10'3)

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

## BEDROOM THREE

2.44m x 1.88m (8'0 x 6'2)

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

## MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with shower over, vanity wash hand basin and WC unit incorporating storage cupboard, chrome heated towel rail, tiled walls, ceiling spotlights and extractor fan.

## OUTSIDE

### DETACHED STORAGE GARAGE

5.33m x 2.51m (17'6 x 8'3)

PVCu double glazed door to side, window to rear, light and power.

### FORE GARDEN

having gravelled frontage providing off road parking and gated side access leading to:

### REAR GARDEN

paved patio area, outside tap and power supply, lawn, shrubs 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.

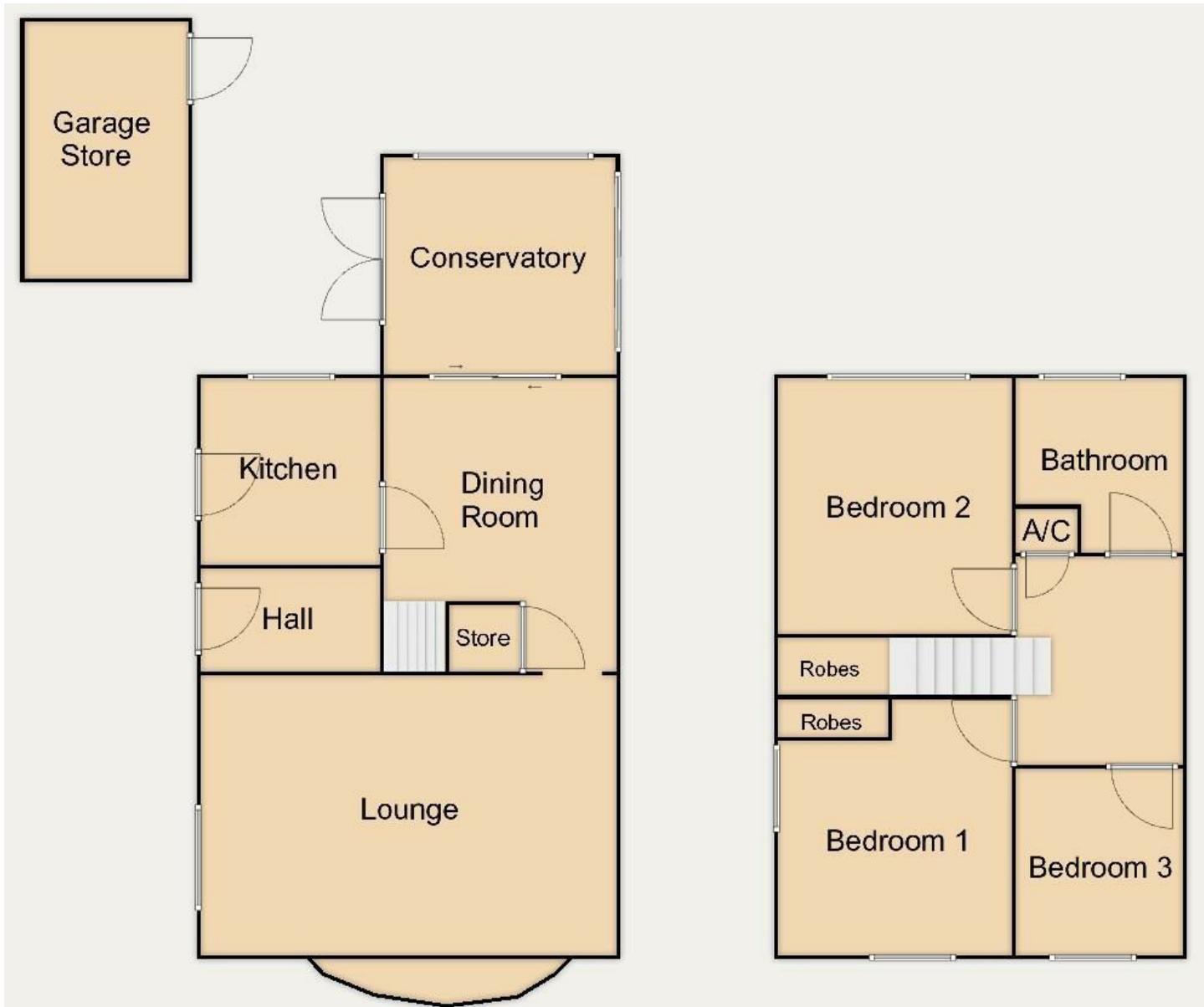
## NO SMOKERS – NO SHARERS

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.

# 3 Dartmouth Drive, Aldridge



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		
(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	