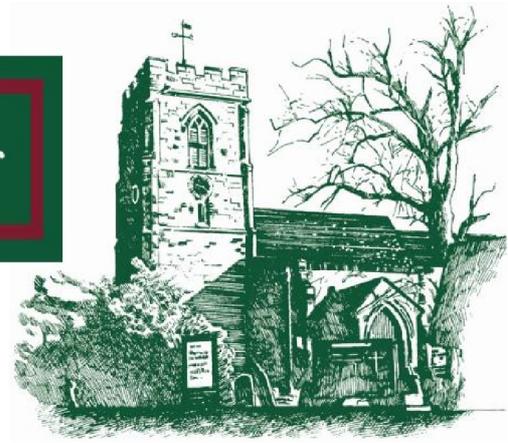


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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21 Keble Grove, Walsall, WS1 3TB To Let £1,700 PCM

An extremely spacious executive style Detached family residence conveniently situated on this sought after development.

- * Fully Enclosed Porch
- * Reception Hall
- * Guest Cloak Room
- * Lounge with Inglenook Fireplace
- * Separate Dining Room
- * Conservatory
- * Fitted Breakfast Kitchen
- * Utility
- * Four Bedrooms - Two with En Suite
- * Family Bathroom
- * Double Garage
- * Extensive off Road Parking
- * Gas Central Heating System
- * Double Glazed Windows
- * No Smokers
- * No Sharers

Council Tax Band F
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

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



21 Keble Grove, Walsall



Lounge



Dining Room



Fitted Kitchen



Fitted Kitchen



Conservatory

21 Keble Grove, Walsall



Utility



Guest Cloakroom



Bedroom One



Bedroom Two



En Suite

21 Keble Grove, Walsall



Bedroom Two



En Suite



Bedroom Three



Bathroom



Rear Garden

21 Keble Grove, Walsall

An internal inspection is essential to begin to fully appreciate this extremely spacious executive style Detached family residence conveniently located on this sought after development and within easy reach of 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 double glazed windows briefly comprises of the following:

FULLY ENCLOSED PORCH

having PVCu double glazed door and windows to front elevation and wall light point.

RECEPTION HALL

entrance door, central heating radiator, two ceiling light points and central heating thermostat.

GUEST CLOAKROOM

WC, vanity wash hand basin with storage cupboard below, extractor fan, ceiling light point and central heating radiator.

LOUNGE

6.02m x 3.35m (19'9 x 11')

double glazed bay window to front elevation, feature Inglenook fireplace with gas coal effect fire fitted, quarry tiled hearth and two double glazed frosted windows to side elevation, two ceiling light points, ceiling coving, two central heating radiators and double opening doors leading to:

DINING ROOM

3.33m x 2.95m (10'11 x 9'8)

double glazed patio doors leading to the rear gardens, ceiling light point, ceiling coving and central heating radiator.

FITTED BREAKFAST/KITCHEN

4.88m x 3.20m (16' x 10'6)

PVCu double glazed window to rear elevation, ceiling light point, central heating radiator, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, built in "Creda" electric oven, separate gas hob with extractor canopy over and space for table and chairs.

21 Keble Grove, Walsall

UTILITY

1.85m x 1.52m (6'1 x 5')

double glazed window to side elevation, working surface with inset stainless steel sink, base unit below, plumbing for automatic washing machine, tiled surround. ceiling light point and central heating radiator.

CONSERVATORY

3.86m x 2.54m (12'8 x 8'4)

PVCu double glazed door and windows to rear elevation and wall light point.

FIRST FLOOR LANDING

loft access, ceiling light point and airing cupboard off.

BEDROOM ONE

4.39m x 4.24m (14'5 x 13'11)

double glazed window to front elevation, built in wardrobes with sliding mirror doors, ceiling light point and central heating radiator.

EN SUITE SHOWER ROOM

two double glazed frosted windows to front elevation, tiled shower cubicle with electric "Triton" shower fitted, WC, pedestal wash hand basin, ceiling light point, extractor fan and electric shaver socket.

BEDROOM TWO

3.56m x 3.25m (11'8 x 10'8)

double glazed window to rear elevation, built in wardrobes with sliding mirror doors, ceiling light point and central heating radiator.

EN SUITE SHOWER ROOM

double glazed frosted window to side elevation, tiled shower cubicle with electric "Triton" shower fitted, WC, pedestal wash hand basin, ceiling light point, extractor fan and electric shaver socket.

BEDROOM THREE

2.95m x 2.44m (9'8 x 8')

double glazed window to rear elevation, built in wardrobes with sliding mirror doors, ceiling light point and central heating radiator.

BEDROOM FOUR

2.64m x 2.21m (8'8 x 7'3)

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

FAMILY BATHROOM

double glazed frosted window to side elevation, panelled bath with mixer tap and shower attachment fitted, WC, pedestal wash hand basin, ceiling light point, central heating radiator and extractor fan.

OUTSIDE

DOUBLE WIDTH GARAGE

5.28m x 5.28m (17'4 x 17'4)

having twin up and over doors to front, two fluorescent strip lights and wall mounted "Glow worm" central heating boiler.

FORE GARDEN

block paved frontage providing extensive off road parking.

21 Keble Grove, Walsall

REAR GARDEN

gated side access, paved patio, lawn, side borders, timber fencing, useful shed, security light and cold water tap.

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.

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