

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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17 Lichfield Road, Sheffield, WS4 1QA To Let £950 PCM

A particularly well presented spacious end terraced residence situated in this popular residential location close to local amenities.

* Reception Hall * Lounge * Dining Room * Fitted Kitchen * Modern Bathroom * Two Bedrooms * Loft Room * Off Road Parking to Rear * Gas Central Heating System * PVCu Double Glazing * No Smokers * No Sharers

Council Tax Band A
Local Authority - Walsall



6-8 Beacon Buildings, Leighwood 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



17 Lichfield Road, Shelfield



Lounge



Dining Room



Dining Room



Fitted Kitchen



Fitted Kitchen



Bathroom

17 Lichfield Road, Shelfield



Bedroom One



Bedroom Two



Bedroom Two



Loft Room



Loft Room



Side Elevation

17 Lichfield Road, Shelfield

An internal inspection is highly recommended to begin to fully appreciate this extremely well presented spacious end town house residence occupying a corner position in this popular residential location close to local amenities.

Schools for children of all ages are readily available including Shelfield Sports & Community College, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

Regular and frequent public transport services are provided to Walsall, Brownhills, Aldridge, Lichfield and neighbouring town centres where more comprehensive facilities can be found.

Commuters will find that junction 10 of the M6 motorway is within 3 miles which provides further access to the M6 Toll road, M5, M54 and M42 motorways.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

RECEPTION HALL

composite entrance door, central heating radiator, ceiling light point, laminate floor covering and under stairs storage cupboard off.

LOUNGE

3.48m x 3.20m (11'5 x 10'6)

PVCu double glazed window to front elevation, feature fireplace with gas coal effect fire fitted, central heating radiator, laminate floor covering and ceiling light point.

DINING ROOM

3.51m x 3.51m (11'6 x 11'6)

PVCu double glazed window to side elevation, central heating radiator, ceiling light point and laminate floor covering.

FITTED KITCHEN

3.84m x 2.39m (12'7 x 7'10)

PVCu double glazed window to side elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, space for cooker with extractor canopy over, space for further appliances, central heating radiator, tiled floor and ceiling light point.

REAR LOBBY

PVCu double glazed window to side elevation, tiled floor, ceiling light point and storage cupboard off housing the 'Worcester' central heating boiler.

MODERN BATHROOM

PVCu double glazed window to side elevation, panelled bath with electric 'Mira' shower over and shower screen fitted, vanity wash hand basin, wc, heated towel rail, tiled floor and ceiling spot lights.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, central heating radiator, ceiling light point and access via drop down ladder to:

17 Lichfield Road, Shelfield

LOFT ROOM

5.28m x 4.57m (17'4 x 15')

double glazed 'Velux' window to rear elevation, fluorescent strip light and under eaves storage.

BEDROOM ONE

3.58m x 3.05m (11'9 x 10')

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

BEDROOM TWO

3.48m x 3.38m (11'5 x 11'1)

PVCu double glazed window to rear elevation, central heating radiator, laminate floor covering, ceiling light point and walk-in storage cupboard off.

OUTSIDE

FORE GARDEN

'Cobble print' frontage and brick boundary wall.

REAR GARDEN

gated side access, paved patio , lawn and fencing.

OFF ROAD PARKING TO REAR

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

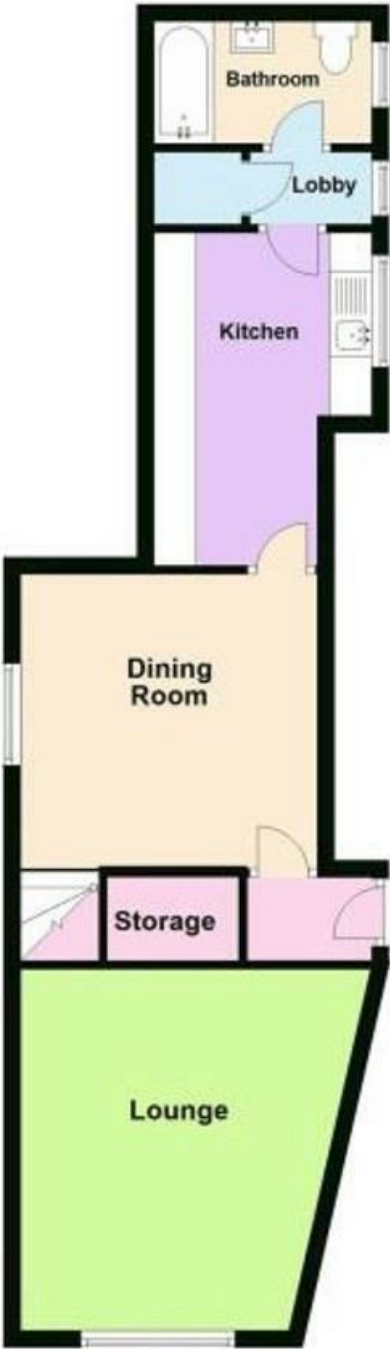
Misrepresentation Act 1967

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.

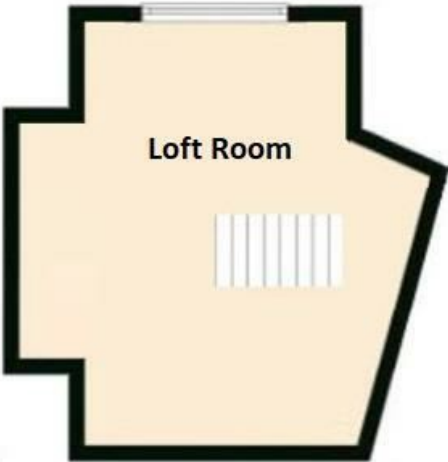
All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these particulars.

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		67
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC