

# CHRIS FOSTER & Daughter

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## 54 Leighwood Avenue, Aldridge, WS9 8AU To Let £995 PCM

A well presented and extended traditional style mid town house residence, situated in a sought after location within easy reach of local amenities.

\* Reception Hall \* Open Plan Lounge/Dining Area \* Fitted Kitchen Extension \* 2 Double Bedrooms \* Modern Bathroom \* Off Road Parking \* Gas Central Heating \* PVCu Double Glazing \* No Smokers \* No Sharers

Council Tax Band B  
Local Authority - Walsall



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

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

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



# 54 Leighswood Avenue, Aldridge



Open Plan Lounge/Dining Room



Dining Area



Lounge



Fitted Kitchen



Fitted Kitchen



Bedroom One

# 54 Leighswood Avenue, Aldridge



Bedroom Two



Bedroom Two



Bathroom



Rear Garden

# 54 Leighswood Avenue, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented and extended traditional style mid town house residence, that is situated in a sought after location within easy reach of 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 entrance door and ceiling light point.

## **OPEN PLAN LOUNGE/DINING ROOM**

### **LOUNGE**

4.65m x 3.81m (15'3 x 12'6)

PVCu double glazed bay window to front elevation, feature fireplace with gas coal effect fire fitted, central heating radiator, ceiling light point, two wall light points and storage cupboard off.

### **DINING AREA**

4.85m x 2.21m (15'11 x 7'3)

laminated floor covering, ceiling light point and double opening doors opening to:

### **FITTED KITCHEN EXTENSION**

4.34m x 2.49m (14'3 x 8'2)

PVCu double glazed door and window to rear elevation, tiled floor, central heating radiator, ceiling light point, range of 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 double oven, gas hob with stainless steel extractor canopy over, plumbing for washing machine and space for fridge/freezer.

### **FIRST FLOOR LANDING**

loft access and ceiling light point.

### **BEDROOM ONE**

3.89m x 3.28m (12'9 x 10'9)

two PVCu double glazed windows to rear elevation, ceiling light point and central heating radiator.

# 54 Leighswood Avenue, Aldridge

## **BEDROOM TWO**

4.42m max x 2.97m (14'6 max x 9'9)

two PVCu double glazed windows to front elevation, fitted wardrobe, ceiling light point and central heating radiator.

## **MODERN BATHROOM**

PVCu double glazed frosted window to rear elevation, panelled bath with electric 'Triton' shower over, tiled surround and shower screen fitted, pedestal wash hand basin, wc, laminate floor covering, central heating radiator, ceiling spotlights and airing cupboard off housing the central heating boiler.

## **OUTSIDE**

### **FORE GARDEN**

paved driveway providing off road parking, shrubs and enclosed side entry leading to:

### **REAR GARDEN**

block paved patio, shaped lawn with side borders, trees and shrubs and useful shed.

## **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

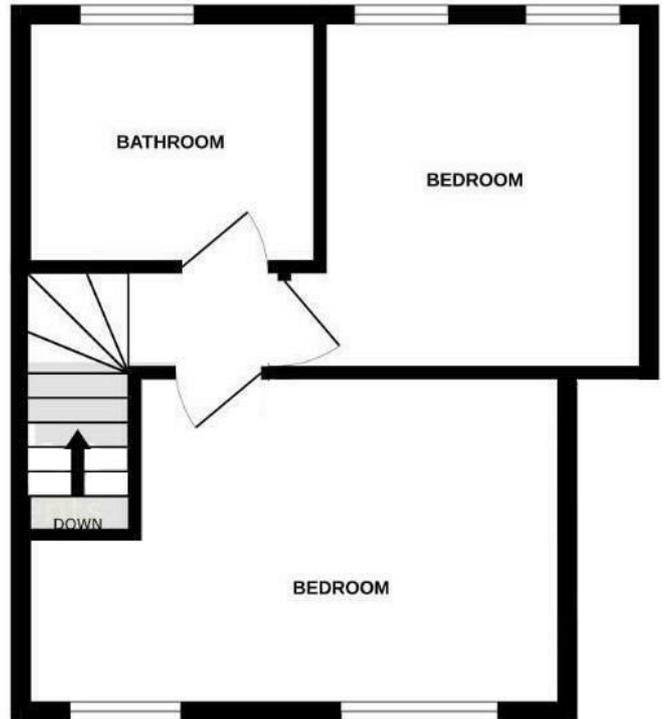
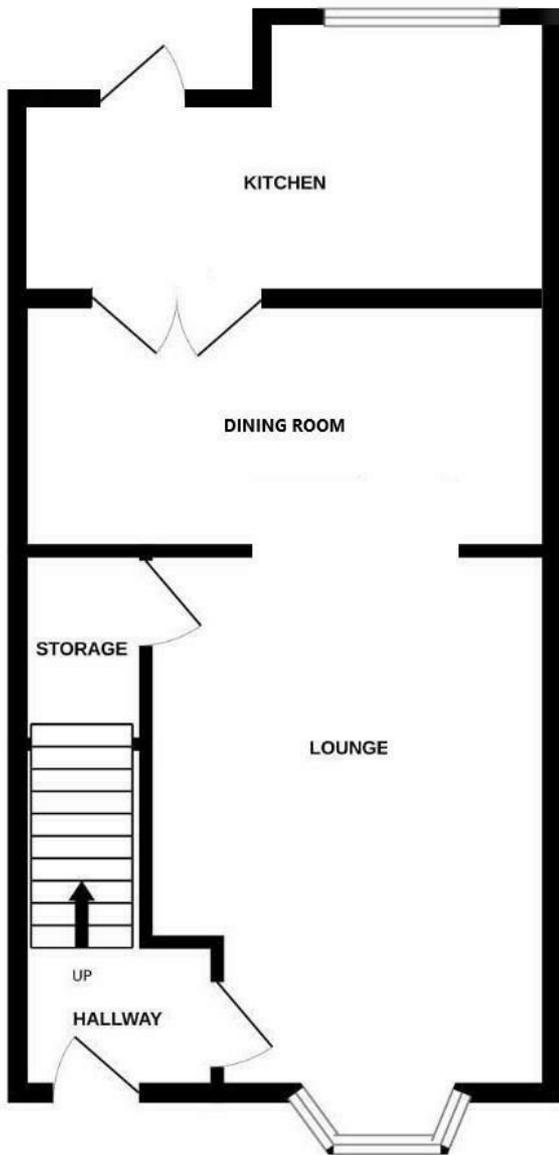
These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their 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.

# 54 Leighswood Avenue, Aldridge

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                           |  | Current                 | Potential  |
|--|--|-------------------------|--|
| <i>Very energy efficient - lower running costs</i> |  |                         |  |
| (92 plus) <b>A</b>                                 |  |                         | <div style="text-align: center;"> <span style="font-size: 2em; color: green;">83</span> </div> |
| (81-91) <b>B</b>                                   |  |                         |  |
| (69-80) <b>C</b>                                   |  |                         |  |
| (55-68) <b>D</b>                                   |  |                         |  |
| (39-54) <b>E</b>                                   |  |                         |  |
| (21-38) <b>F</b>                                   |  |                         |  |
| (1-20) <b>G</b>                                    |  |                         |  |
| <i>Not energy efficient - higher running costs</i> |  |                         |  |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |  | Current                 | Potential   |
|---|--|-------------------------|---|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |  |                         |   |
| (92 plus) <b>A</b>  |  |                         | <div style="text-align: center;"> <span style="font-size: 2em; color: blue;">83</span> </div> |
| (81-91) <b>B</b>  |  |                         |   |
| (69-80) <b>C</b>  |  |                         |   |
| (55-68) <b>D</b>  |  |                         |   |
| (39-54) <b>E</b>  |  |                         |   |
| (21-38) <b>F</b>  |  |                         |   |
| (1-20) <b>G</b>   |  |                         |   |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |  |                         |   |
| <b>England &amp; Wales</b>  |  | EU Directive 2002/91/EC |   |