

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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13 Oakley Avenue, Aldridge, WS9 0BT To Let £1,250 PCM

****MINIMUM HOUSEHOLD INCOME OF £37,500 REQUIRED** **AVAILABLE NOW** **SOUGHT AFTER LOCATION** **THREE BEDROOMS****

An extensively improved and extended traditional style Semi Detached residence occupying a quiet Cul-De-Sac position in this popular residential location close to local amenities.

* Reception Hall * Lounge * Fitted Kitchen / Diner * Sitting Area * Downstairs Shower Room * Three Bedrooms * Modern Bathroom * Off Road Parking * New Gas Central Heating System * PVCu Double Glazing

EPC Band C . Council Tax Band B.

Council Tax Band B
Local Authority - Walsall



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

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



13 Oakley Avenue, Aldridge



Lounge



Kitchen / Diner



Kitchen / Diner



Sitting Area

13 Oakley Avenue, Aldridge



Sitting Area



Downstairs Shower Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

13 Oakley Avenue, Aldridge



Rear Garden



Rear Elevation

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RECEPTION HALL

having PVCu double glazed frosted entrance door to front elevation, ceiling light point, ceiling coving and central heating radiator.

LOUNGE

3.84m x 3.68m (into bay) (12'07 x 12'01 (into bay))

having PVCu double glazed bay window to front elevation, ceiling light point, ceiling coving, central heating radiator and feature electric fireplace.

KITCHEN / DINER

4.78m x 3.43m (15'08 x 11'03)

having PVCu double glazed window to side elevation, inset ceiling spot lights and ceiling light point, ceiling coving, range of fitted wall, base units and drawers, working surfaces with splash back surround and inset stainless steel drainer sink having mixer tap over, built in 'Lamona' electric oven and gas hob with stainless steel extractor canopy over, space for appliances, central heating radiator, under stair storage cupboard off housing the new 'Alpha' central heating boiler, and laminate flooring.

SITTING AREA

4.90m (max) x 3.48m (16'01 (max) x 11'05)

having PVCu double glazed patio doors to rear elevation, and frosted glass door and window to side elevations, two ceiling light points, ceiling coving, central heating radiator and laminate flooring.

DOWNSTAIRS SHOWER ROOM

having PVCu double glazed frosted window to side elevation, ceiling light point, WC, pedestal sink having chrome mixer tap over, quadrant shower cubicle with thermostatic mixer shower fitted, aqua-panelled walls, extractor fan, and central heating radiator.

FIRST FLOOR LANDING

having PVCu double glazed window to side elevation, two ceiling light points, central heating radiator and loft access.

BEDROOM ONE

3.73m (into bay) x 2.95m (12'03 (into bay) x 9'08)

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

BEDROOM TWO

3.43m x 2.54m (11'03 x 8'04)

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

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BEDROOM THREE

2.46m x 2.06m (8'01 x 6'09)

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

BATHROOM

having PVCu double glazed frosted window to side elevation, ceiling light point, WC, pedestal sink, panelled bath having electric 'Triton' shower over, extractor fan and central heating radiator.

OUTSIDE

FORE GARDEN

having tarmacadam driveway with bricked borders.

REAR GARDEN

having slabbed patio areas, lawned area, fenced borders 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.

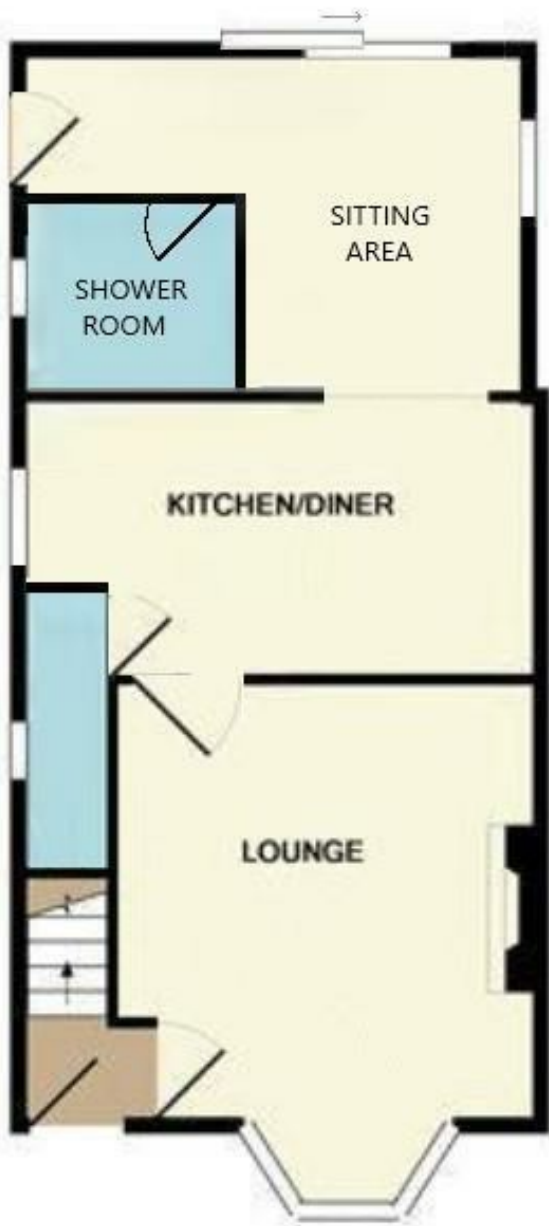
NO SMOKERS – NO SHARERS

Misrepresentation Act 1967

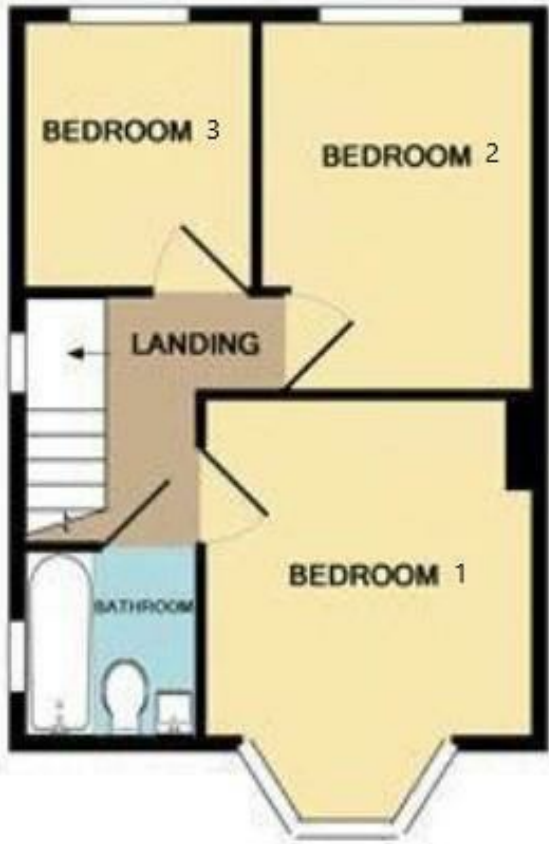
These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their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

13 Oakley Avenue, Aldridge



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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		