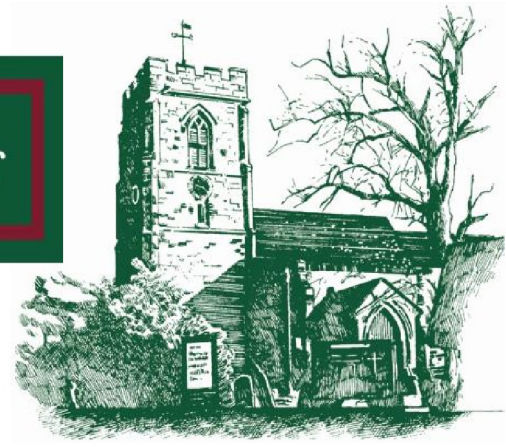


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk

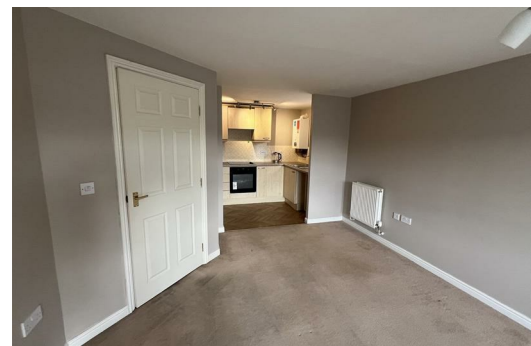


35 Parkhouse Grove, Aldridge, Walsall, WS9 0AZ

£925 Per Month

A well presented modern first floor apartment situated in a popular residential location within easy reach of local amenities including Aldridge village centre.

* Reception Hall * Open Plan Living Space/Fitted Kitchen * 2 Bedrooms - Master En Suite * Bathroom * Allocated Car Parking Space * Security Intercom System * Gas Central Heating * PVCu Double Glazing *



An internal inspection is essential to begin to fully appreciate this spacious modern well presented first floor apartment, that is situated in a popular location within easy reach of local amenities.

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

entrance door, two ceiling light points, two storage cupboards off and security intercom to main entrance.

OPEN PLAN LIVING ROOM/FITTED KITCHEN

24'7 x 11'5 (7.49m x 3.48m)

two PVCu double glazed windows, vinyl flooring in kitchen area, two central heating radiators, two ceiling light points, range of fitted wall, base units and drawers, working surface with inset stainless steel bowl and half drainer sink having mixer tap over, built in electric oven and hob, wall mounted 'Feroli' central heating boiler, space for fridge/freezer, washing machine included, however, will not be repaired or replaced should it break down.

BEDROOM ONE

15'2 x 8'9 (4.62m x 2.67m)

PVCu double glazed window, LP vinyl flooring, radiator and ceiling light point.

EN SUITE SHOWER ROOM

shower enclosure, pedestal wash hand basin, wc, ceiling light point, radiator, extractor fan and LP vinyl flooring.

BEDROOM TWO

10'4 x 8'8 (3.15m x 2.64m)

PVCu double glazed window, radiator and ceiling light point.

BATHROOM

pedestal wash hand basin, wc, ceiling light point, panelled bath, radiator and extractor fan.

OUTSIDE

ALLOCATED CAR PARKING SPACE

COMMUNAL GROUNDS AND VISITOR PARKING

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 Deposit Protection 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.

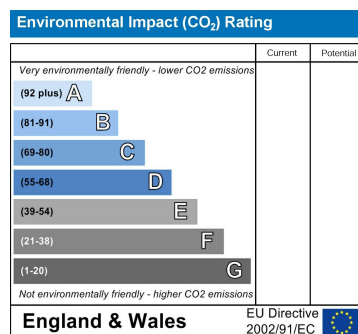
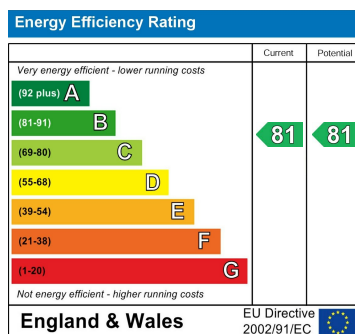
SERVICES All main services are connected subject to the usual regulations. The property has a telephone point but you will need to contact a telephone provider to arrange to have a line connected.

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.



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

