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7 The Maltings Little Aston Road, Aldridge £850 PCM

A Delightful 2 bedroom barn conversion situated in this sought after gated development close to Aldridge Croft and Village centre.

* Enclosed Porch Entrance * Reception Hall * Open Plan Modern Fitted Kitchen * Lounge with feature Inglenook fireplace * 2 Bedrooms * Modern Bathroom * Courtyard Garden *
Allocated Parking * Gas Central Heating * No Pets * No Smokers * No Sharers

Post code: WS9 0NL

Directions: A-Z Page 35 Ref: 3E



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

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Proprietor: Christopher A Foster



7 The Maltings Little Aston Road, Aldridge



Open Plan Kitchen



Lounge



Landing



Bedroom One

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Bedroom One



Bedroom Two



Modern Bathroom



Courtyard Garden



Front Entrance

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A delightful and well presented barn conversion forming part of this highly sought after gated development, within easy walking distance of Aldridge Croft and 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 is situated at the junction of Barns Lane and Stubbers Green Road. The splendid Druids Heath Golf Club is located off Stonnall Road.

Frequent public transport services provide excellent links to many surrounding 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, briefly comprises the following:

ENCLOSED PORCH ENTRANCE

having stable style entrance door, two windows, quarry tiled floor, central heating radiator and ceiling light point.

RECEPTION HALL

with door to front, quarry tiled floor, central heating radiator, inset ceiling spot lights and being open plan to:

FITTED KITCHEN

3.66m x 2.57m (12' x 8'5)

window to front elevation, quarry tiled floor, inset ceiling spot lights, storage cupboard off, range of fitted wall, base units and drawers, solid wood working surfaces incorporating drainer and 'Belfast' style sink with mixer tap over, built in electric 'Belling' oven, 'Hotpoint' halogen hob with extractor canopy over, space and plumbing for automatic washing machine and wall mounted 'Vaillant' combination central heating boiler.

LOUNGE

4.83m x 4.29m (15'10 x 14'1)

window to front elevation, beams to ceiling, central heating radiator, two wall light points, feature inglenook fireplace with gas coal effect fire fitted, window to front elevation and rustic brick chimney breast and hearth.

INNER HALL

with radiator, wall light point and staircase leading to:

FIRST FLOOR LANDING

double glazed roof light window, beams to ceiling, ceiling light point, loft access, two storage cupboards and Airing cupboard.

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BEDROOM ONE

4.62m x 4.29m (15'2 x 14'1)

three windows to front elevation, range of built in wardrobes, central heating radiator and two ceiling light points.

BEDROOM TWO

2.74m x 2.62m (9' x 8'7)

window to front elevation, central heating radiator, ceiling light point, beams to wall and ceiling and built in storage cupboard.

MODERN BATHROOM

window to side elevation, panelled bath with over head shower, tiled surround and shower screen fitted, pedestal wash hand basin, wc, central heating radiator and inset ceiling spot lights.

OUTSIDE

COURTYARD GARDEN

being crazy paved with gated access and shrubs.

ALLOCATED CAR PARKING SPACE

GENERAL INFORMATION

The rent includes any service charges and ground rent but is exclusive of all utilities and council tax.

Fees Apply: £250 inc vat Admin Charge (other fees may apply)

Credit Reference only applications are charged at £20.00 + VAT = £24.00

RENT AND DEPOSITS On commencement of a tenancy we will require one month's rent in advance, plus a deposit of one and half months 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 PETS – 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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