

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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37 Somerfield Close, Walsall, WS4 1PP £1,300 Per Month

Chris Foster & Daughter are pleased to offer for rent this generously proportioned, extended, three bedroom semi-detached property set in an extremely generous plot in a much sought after cul-de-sac in Shelfield. The accommodation comprises in brief: entrance hall, lounge, dining room, extended kitchen, downstairs shower room/w.c, three bedrooms and a bathroom. Further benefits include uPVC double glazing and central heating (both where specified), front and extremely generous rear garden and driveway. The property is available with no upward chain and immediate viewing is highly recommended in order to avoid potential disappointment.

Council Tax Band - C
Local Authority - Walsall
EPC Rating - E



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



37 Somerfield Close, Walsall



Lounge



Lounge



Dining Room



Kitchen

37 Somerfield Close, Walsall



Bedroom



Bedroom



Bathroom



Garden

37 Somerfield Close, Walsall



Garden



Garden



Garden

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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.

Frontage

Having a lawned garden flanked by shared driveway leading to parking space to side

Hall

With stairs rising to the first floor, doorway to dining room and door to:-

Lounge

5.16m x 3.33m (16'11" x 10'11")

With central heating radiator, dual aspect uPVC double glazed windows to the front and side and double doorway to:-

Dining Room

5.16m max x 4.04m max (16'11" max x 13'3" max)

With central heating radiator, two built-in cupboards, window to side and double doorway to:-

Kitchen

5.26m max x 3.33m max (17'3" max x 10'11" max)

Having a range of eye and base level units with work surface over incorporating one and a half bowl single drainer sink unit, central heating radiator, tiled splashbacks, two uPVC double glazed windows to the rear and door to:-

Lobby

With window to the side, door to the front and door to:-

Shower Room/W.C

With shower cubicle, low flush w.c, pedestal wash hand basin, central heating radiator and frosted uPVC double glazed window to the rear.

First Floor Landing

With central heating radiator, built-in cupboard and doors off to:-

Bedroom One

3.18m x 3.12m (10'5" x 10'3")

With central heating radiator, built-in cupboard and uPVC double glazed window to the rear.

Bedroom Two

3.20m max x 2.95m min (10'6" max x 9'8" min)

With central heating radiator, built-in cupboard and uPVC double glazed window to the rear.

Bedroom Three

2.41m x 1.91m (7'11" x 6'3")

With central heating radiator and uPVC double glazed window to the front.

37 Somerfield Close, Walsall

Bathroom

Having suite comprising bath, pedestal wash hand basin, low flush w.c, heated towel rail, tiled walls and frosted uPVC double glazed window to the rear.

Rear Garden

Having a paved patio with extremely generous lawned garden beyond with shrubs and trees.

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

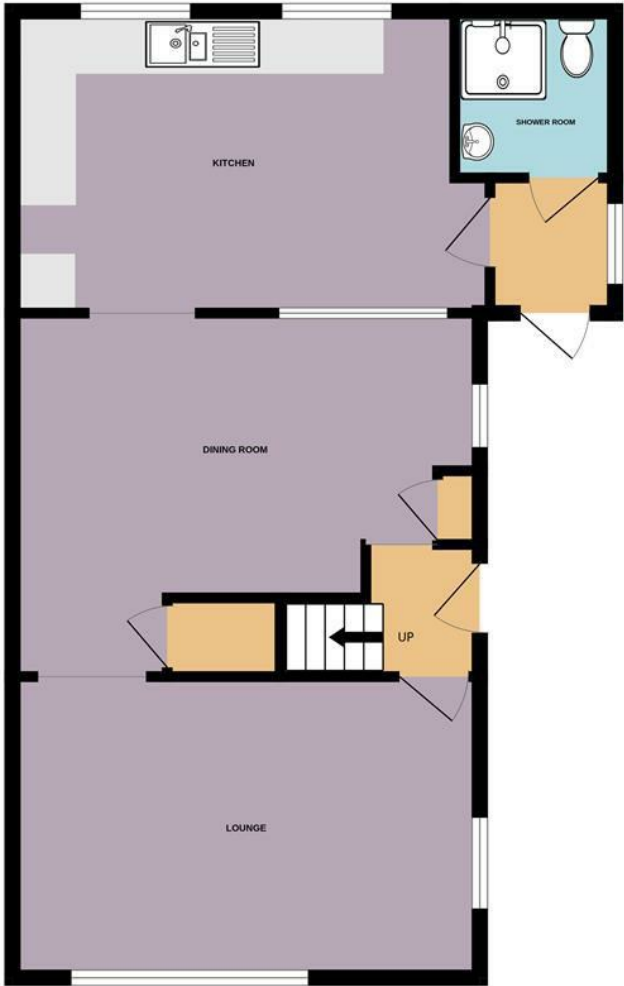
Misrepresentation Act 1967

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.

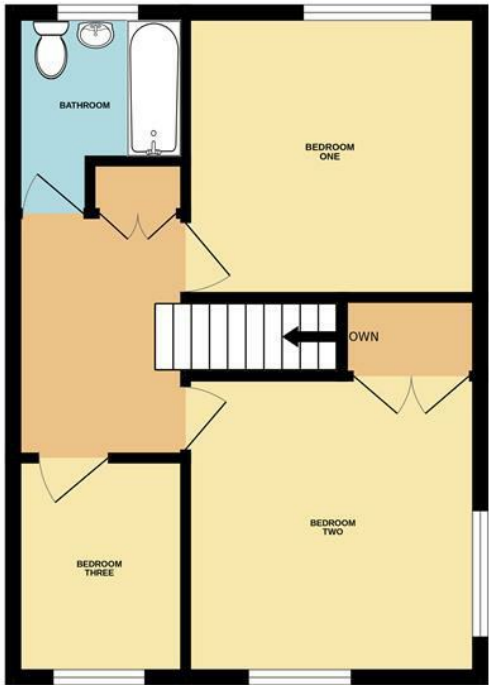
All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these particulars.

37 Somerfield Close, Walsall

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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