CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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36 Millennium Close, Pelsall, WS3 4PL
To Let £925 PCM

A well presented modern end town house residence occupying a quiet cul-de-sac position in this sought after location close to Pelsall village centre.

* Reception Hall * Lounge * Modern Fitted Dining/Kitchen * Two Bedrooms * Modern Shower Room * Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Smokers * No Sharers *

Council Tax Band B
Local Authority - Walsall

The Property Ombudsman

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OnTheMarket.com

36 Millennium Close, Pelsall

Lounge

Lounge

Fitted Dining/Kitchen

Fitted Dining/Kitchen

Bedroom One

36 Millennium Close, Pelsall

Bedroom Two

Bathroom

Rear Garden

36 Millennium Close, Pelsall

An internal inspection is highly recommended to begin to fully appreciate this well presented modern end town house residence occupying a quiet cul-de-sac position in this sought after residential location close to Pelsall village centre.

The village amenities include good local shopping, churches, library, doctors and dentists while Pelsall community centre and the well supported cricket and football clubs offer a whole range of leisure and recreational facilities.

A splendid range of schools for children of all ages is readily available including St Francis of Assisi Catholic Technology College at Aldridge and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The A5 trunk road is within 2 miles whilst the M6 Toll Road is within 4 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A particularly attractive feature is the extensive common in the centre of the village and the appealing 'North Common' affording pleasant rural walking.

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, tiled floor and ceiling light point.

LOUNGE
4.27m x 3.73m (14'0 x 12'3)
PVCu double glazed window to front elevation, feature fireplace with gas fire fitted, central hating radiator, ceiling light point , ceiling coving and central heating thermostat.

FITTED DINING/KITCHEN
3.73m x 3.05m (12'3 x 10'0)
PVCu double glazed door and window to rear elevation, tiled floor, central heating radiator, two ceiling light points, range of modern fitted wall, base units and drawers, solid wood working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric "Whirlpool" oven, gas hob, space for fridge freezer and plumbing for automatic washing machine.

FIRST FLOOR LANDING
PVCu double glazed frosted window to side elevation, ceiling light point and loft access.

BEDROOM ONE
3.73m x 3.20m (12'3 x 10'6)
PVCu double glazed window to front elevation, built in airing cupboard, central heating radiator and ceiling light point.

BEDROOM TWO
3.15m x 2.16m (10'4 x 7'1)
PVCu double glazed window to rear elevation, central heating radiator, ceiling light point, laminate floor covering and ceiling coving.

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SHOWER ROOM
PVCu double glazed frosted window to rear elevation, walk in shower enclosure, with electric "Triton" shower over, WC, pedestal wash hand basin, chrome heated towel rail, tiled floor, inset ceiling spotlights and extractor fan.

OUTSIDE

OFF ROAD PARKING SPACE

FORE GARDEN
being paved with inset shrubs.

REAR GARDEN
having side gated access, timber deck, raised pebble area, useful shed, timber fencing and cold water tap.

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.

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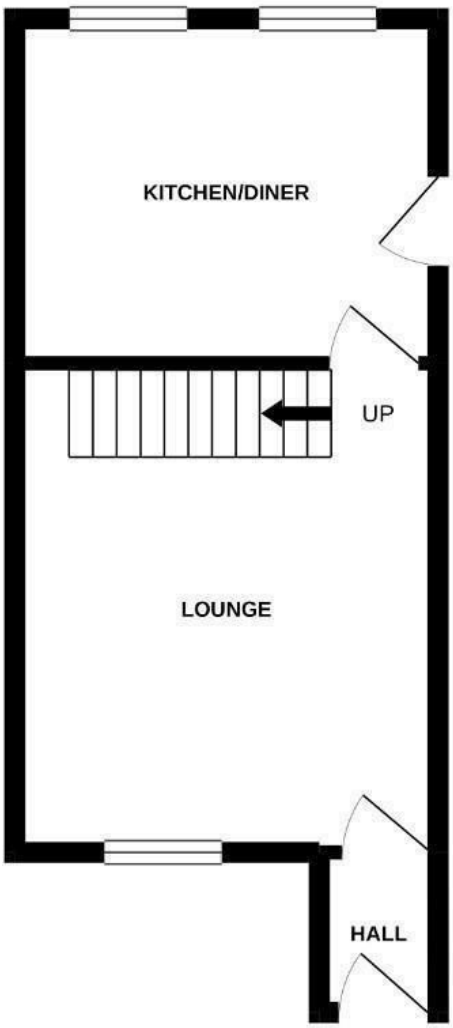
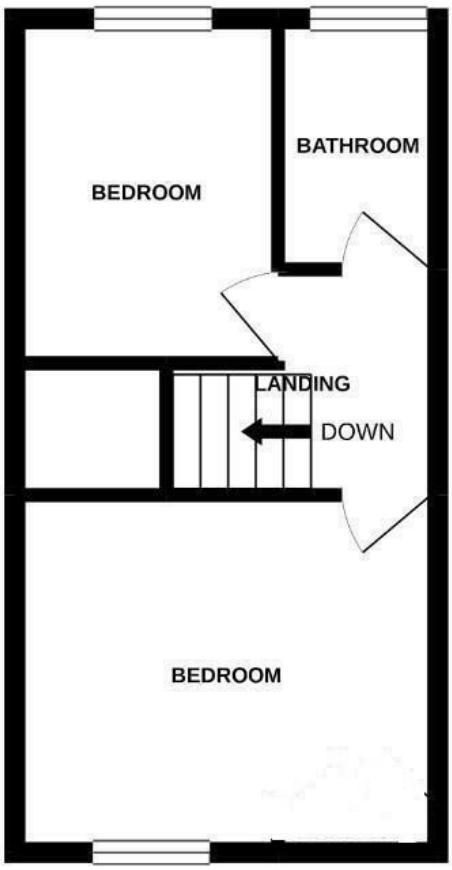
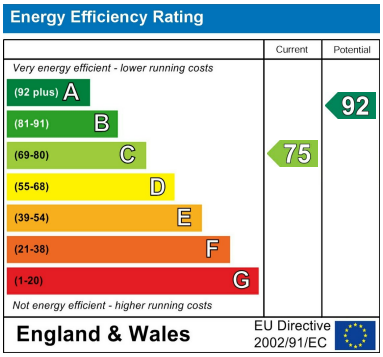
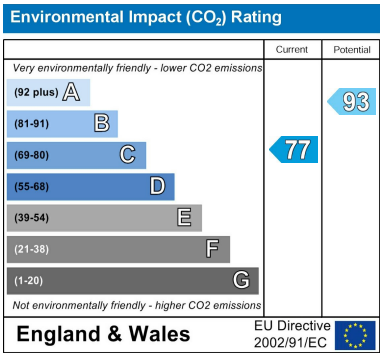
GROUND FLOOR



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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