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

The Property Ombudsman

6-8 Beacon Buildings, Leighswood 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

rightmove

OnTheMarket.com

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.

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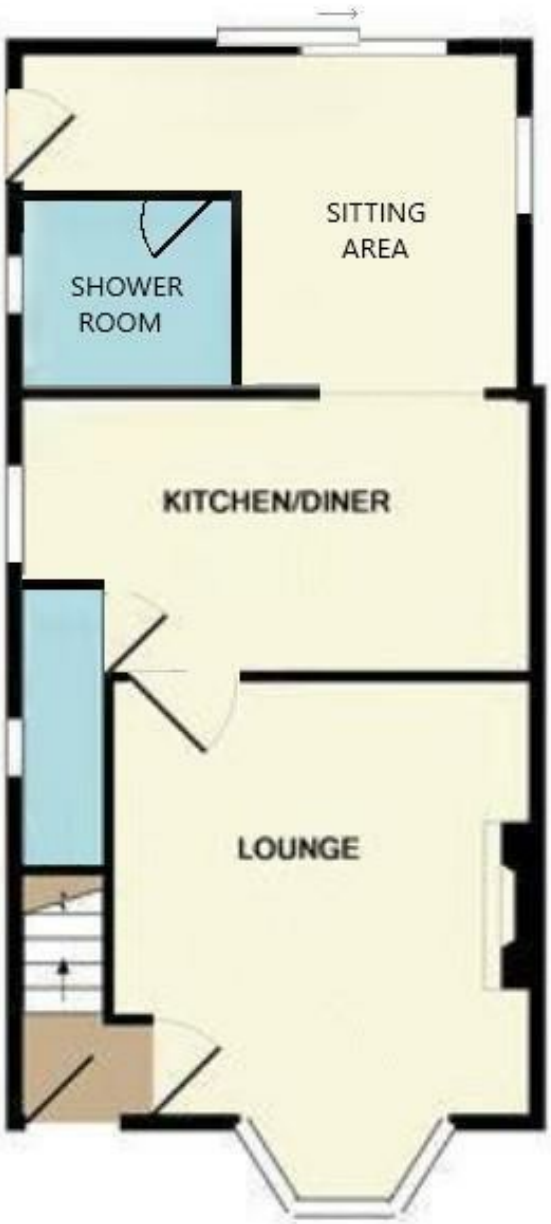
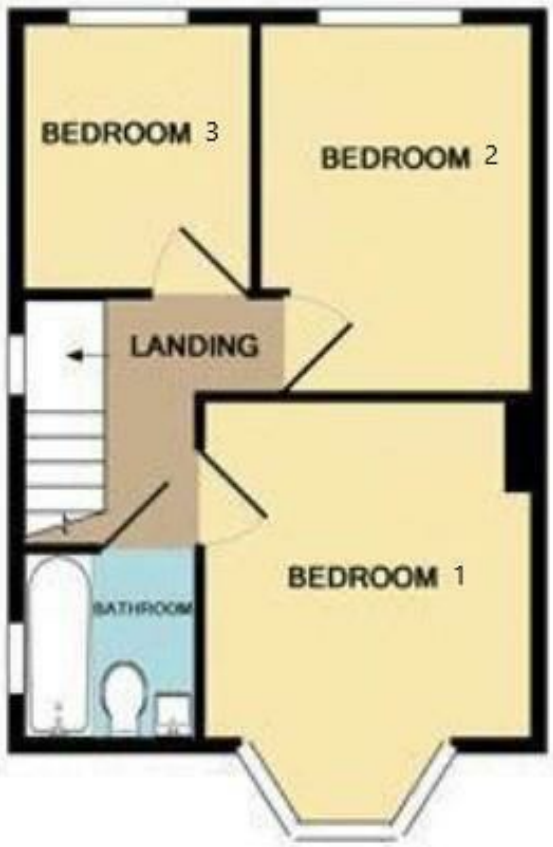
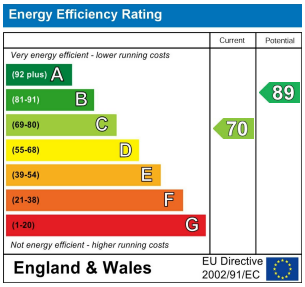
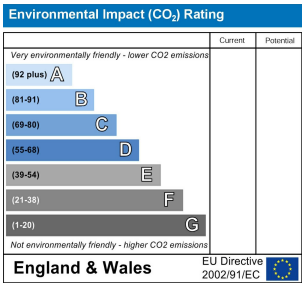


GROUND FLOOR



1ST FLOOR