CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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10 Lawley Street, West Bromwich, B70 9DU

£950 Per Month

An internal inspection is highly recommended to begin to fully appreciate this three bedroom semi detached residence.

MINIMUM HOUSEHOLD INCOME OF £30,00 REQUIRED

* Reception Hall * Lounge * Kitchen * Utility * Three Bedrooms * Bathroom * Off Road Parking * Gas Central Heating System * PVCu Double Glazing * No Smokers * No Sharers *







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West Bromwich has the benefit of all main shopping facilities having just undergone a recent Regeneration programme. Schools for children of all ages are available whilst excellent transport links are close at hand including junction 1 of the M5 Motorway and public transport links via Rail, Tram and Bus services.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

RECEPTION HALL
having PVCu double glazed door to front elevation, ceiling light point, central heating radiator and under stairs storage cupboard off.

LOUNGE
12'09 (into bay) x 12'01 (3.89m (into bay) x 3.68m)
having PVCu double glazed bay window to front elevation, ceiling light point and central heating radiator.

FITTED KITCHEN
15'02 (max) x 12'09 (max) (4.62m (max) x 3.89m (max))
having PVCu double glazed window and frosted door to rear elevation, two ceiling light points, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel sink having mixer tap over, extractor fan and central heating radiator.

UTILITY
having PVCu double glazed frosted window to rear elevation, working surface, space and plumbing for washing machine, and wall mounted 'Worcester' central heating boiler.

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

BEDROOM ONE
13'03 (into bay) x 10'06 (4.04m (into bay) x 3.20m)
having PVCu double glazed bay window to front elevation, ceiling light point and central heating radiator.

BEDROOM TWO
10'05 x 9'09 (3.18m x 2.97m)
having PVCu double glazed window to rear elevation, ceiling light point and central heating radiator.

BEDROOM THREE
7'06 x 7'03 (2.29m x 2.21m)
having PVCu double glazed window to front elevation, ceiling light point and central heating radiator.

FITTED BATHROOM
having PVCu double glazed frosted window to side elevation, ceiling light point, central heating radiator, WC, pedestal sink, panelled bath having electric shower and shower screen over.

OUTSIDE

FORE GARDEN
having off road parking and lawn to front.

REAR GARDEN
having patio area, lawned garden with fenced borders and access to front.

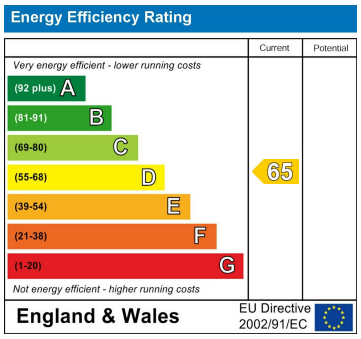
GENERAL INFORMATION
The rent includes any service charges and ground rent but is exclusive of all utilities and council tax.

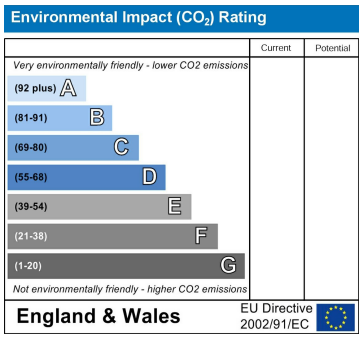
RENT AND DEPOSITS On commencement of a tenancy we will require one month's rent in advance, plus a deposit equivalent to 5 weeks rent, in cleared funds. The Deposit is safeguarded by the Deposit Protection Scheme and returned at the end of the tenancy provided that the property is left in the condition 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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