

CHRIS FOSTER & Daughter

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87 Borneo Street, Walsall To Let £695 PCM

A deceptively spacious traditional mid terraced residence situated in this sought after location within easy reach of local amenities including Walsall town centre and Arboretum.

* Reception Hall * Lounge * Dining/Sitting Room * Kitchen * Ground Floor Bathroom * 3 Bedrooms * Rear Garden * Gas Central Heating * Extensive PVCu Double Glazing * No Pets * No Smokers * No Sharers

Post code: WS4 2HZ

Directions: A-Z Page 32 Ref: 5D



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

Tele: 01922 45 44 04 Fax: 01922 45 99 24 E-mail: enquiries@chrisfoster.co.uk

Proprietor: Christopher A Foster



87 Borneo Street, Walsall



Lounge



Dining/Sitting Room



Kitchen



Bathroom



Bedroom One



Bedroom Two

87 Borneo Street, Walsall



Bedroom Three



Rear Courtyard



Rear Garden

87 Borneo Street, Walsall

An internal inspection is highly recommended to begin to appreciate this deceptively spacious traditional mid terraced residence situated in this sought after location within easy reach of local amenities including Walsall town centre and Arboretum.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

Schools for children of all ages are readily available including the highly regarded Queen Mary's Grammar school for boys and High school for girls and St Francis of Assisi Catholic Technology College at Aldridge.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

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

RECEPTION HALL

entrance door, central heating radiator, ceiling light point, ceiling coving and laminate floor covering.

LOUNGE

3.91m x 2.87m (12'10 x 9'5)

having sash bay window to front elevation, central heating radiator, ceiling light point and ceiling coving.

DINING/SITTING ROOM

3.99m x 3.73m (13'1 x 12'3)

PVCu double glazed window to rear elevation, fireplace, central heating radiator, ceiling light point and laminate floor covering.

FITTED KITCHEN

4.57m x 2.13m (15' x 7')

PVCu double glazed window to side elevation, range of fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob, breakfast bar, tiled floor, fluorescent strip light, central heating radiator and wall mounted 'Glow worm' central heating boiler.

REAR LOBBY

door leading to the rear gardens, tiled floor, ceiling light point and space and plumbing for washing machine.

BATHROOM

PVCu double glazed frosted window to side elevation, panelled bath with electric 'Triton' shower over and tiled surround, pedestal wash hand basin, wc, ceiling light and chrome heated towel rail.

FIRST FLOOR LANDING

central heating radiator, ceiling light point and loft access.

87 Borneo Street, Walsall

BEDROOM ONE

3.96m x 3.43m (13' x 11'3)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point and laminate floor covering.

BEDROOM TWO

3.73m x 3.05m (12'3 x 10')

PVCu double glazed window to rear elevation, central heating radiator, ceiling light point, laminate floor covering and storage cupboard off.

BEDROOM THREE

4.57m x 2.08m (15' x 6'10)

PVCu double glazed windows to rear and side elevations, central heating radiator, ceiling light point and laminate floor covering.

WALLED FORE GARDEN

REAR GARDEN

having gated courtyard and lawned area beyond.

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 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.

87 Borneo Street, Walsall

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	