

# CHRIS FOSTER & Daughter

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## 118 Whetstone Lane, Aldridge £1,250 PCM

A deceptively spacious extended Detached Dormer Bungalow occupying a large plot in this highly sought after residential location close to local amenities.

\* Fully Enclosed Porch \* Reception Hall \* Lounge/Dining Room \* Luxury Refitted Dining Kitchen \* Utility \* Three Bedrooms \* Modern Bathroom \* Garage and Extensive Off Road Parking \* Large Gardens \* Gas Central Heating System \* PVCu Double Glazing \* No Pets \* No Smokers \* No Sharers \*

Post code: WS9 0EU

Directions: A-Z Page 34 Ref: 5D



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Proprietor: Christopher A Foster



# 118 Whetstone Lane, Aldridge



Lounge/Dining Room



Luxury Re-Fitted Dining Kitchen



Utility



Bedroom One

# 118 Whetstone Lane, Aldridge



Bedroom Two



Modern Bathroom



Modern Bathroom



Bedroom Three



Bedroom Three



Large Rear Garden

# 118 Whetstone Lane, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this deceptively spacious extended Detached Dormer Bungalow occupying a large plot in this highly sought after residential location within easy reach of local amenities including Aldridge Village Centre.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village and is splendidly served with a range of good schools including Aldridge School, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls available at Walsall.

Recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

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

## **FULLY ENCLOSED PORCH**

having PVCu double glazed door and windows to front elevation.

## **RECEPTION HALL**

having entrance door, ceiling light point, central heating radiator, ceiling coving and cloaks cupboard off.

## **LOUNGE/DINING ROOM**

5.38m x 4.90m (17'8 x 16'1)

having PVCu double glazed picture window to rear elevation, fireplace with modern electric fire fitted, central heating radiator, two ceiling light points and two wall light points.

## **LUXURY RE-FITTED DINING KITCHEN**

6.40m x 3.76m (21'0 x 12'4)

having window to side elevation, PVCu double glazed window to rear elevation, central heating radiator, two ceiling light points, range of luxury fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, built in "Hotpoint" electric double oven and halogen hob, dishwasher and fridge freezer will be included within the tenancy however will not be maintained by the landlord.

## **UTILITY**

8.84m x 2.16m (29'0 x 7'1)

having PVCu double glazed window and double opening doors to the rear elevation, access to the garage, two ceiling light points, ceiling coving, working surface, space and plumbing for automatic washing machine and additional appliances.

## **BEDROOM ONE**

4.27m x 3.73m (14'0 x 12'3)

having PVCu double glazed bow window to front elevation, range of fitted wardrobes, double bed recess with overhead storage, central heating radiator and ceiling light point.

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## **BEDROOM TWO**

3.43m x 3.28m (11'3 x 10'9)

having PVCu double glazed bow window to front elevation, central heating radiator and ceiling light point.

## **MODERN BATHROOM**

having PVCu double glazed window to side elevation, panelled bath, vanity wash hand basin with storage cupboard below, WC, corner shower enclosure, chrome heated towel rail, ceiling light point and loft access.

## **DORMER BEDROOM THREE**

4.67m x 3.35m (15'4 x 11'0)

having PVCu double glazed windows to the front and rear elevations, built in wardrobe, ceiling light point, central heating radiator and under-eaves storage.

## **OUTSIDE - GARAGE**

6.10m x 2.36m (20'0 x 7'9)

having double opening doors to front.

## **DEEP FORE GARDEN**

having block paved driveway providing extensive off road parking, lawn and side borders.

## **REAR GARDEN**

having paved patio area, lawn, mature borders, trees & shrubs 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 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.

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