

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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19 Manorhouse Close, Walsall £575 PCM

A Modern second floor Apartment conveniently situated within easy reach of local amenities.

* Reception Hall * Inner Hallway * Open Plan Living Space/Fitted Kitchen * Two Bedrooms * Bathroom * Allocated Car Parking * Communal Grounds * Gas Central Heating System * PVCu Double Glazing * Security Intercom System * No Pets * No Smokers * No Sharers *

Post code: WS1 4PB

Directions: A-Z Page 48 Ref: 5B



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

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Proprietor: Christopher A Foster



19 Manorhouse Close, Walsall



Open Plan Living Space/Fitted Kitchen



Open Plan Living Space/Fitted Kitchen



Bedroom One

19 Manorhouse Close, Walsall



Bedroom Two



Bathroom

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An internal inspection is highly recommended to begin to fully appreciate this Modern second floor Apartment conveniently situated within easy reach of local amenities including Walsall Town Centre.

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 gas central heating and PVCu double glazing briefly comprises of the following:

RECEPTION HALL

having entrance door, ceiling light point and central heating radiator.

INNER HALLWAY

with ceiling light point, central heating radiator, security intercom to main entrance, loft access and storage cupboard off.

OPEN PLAN LIVING SPACE/FITTED KITCHEN

5.13m x 4.75m (16'10 x 15'7)

having PVCu double glazed window and double opening doors leading to Juliet balcony, two central heating radiators, three ceiling light points, range of fitted wall, base units and drawers, working surfaces with matching upstands, inset stainless steel single drainer sink having mixer tap over, built in electric oven, gas hob with stainless steel extractor canopy over, space and plumbing for automatic washing machine, space for fridge/freezer and wall mounted " Glow Worm" central heating boiler housed in matching unit.

BEDROOM ONE

4.42m x 3.05m (14'6 x 10'0)

having two PVCu double glazed windows, ceiling light point, central heating radiator and fitted wardrobe.

BEDROOM TWO

3.35m x 2.82m (11'0 x 9'3)

having PVCu double glazed window, ceiling light point and central heating radiator.

BATHROOM

having PVCu double glazed frosted window, panelled bath with shower attachment over, pedestal wash hand basin, WC, central heating radiator, ceiling light point and extractor fan.

ALLOCATED CAR PARKING SPACE AND COMMUNAL GROUNDS

GENERAL INFORMATION

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

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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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