CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk





29 Tame Avenue, Wednesbury, WS10 0RL

£1,350 Per Month

MINIMUM HOUSEHOLD INCOME OF £40,000 REQUIRED **AVAILABLE NOW** **EXTENDED THREE BEDROOM SEMI DETACHED** **SOUGHT AFTER CUL DE SAC LOCATION ** **DECEPTIVELY SPACIOUS ACCOMMODATION**

A deceptively spacious and extended three bedroom semi detached property situated in the sought after cul de sac location, having easy access to local amenities.

The property offers well presented and much improved accommodation and benefits from large downstairs wet room, two reception rooms and breakfast kitchen, three bedrooms and family bathroom upstairs.

Comprising in more detail of entrance hallway, lounge, breakfast kitchen, dining room, large downstairs wet room, three bedrooms, family bathroom, low maintenance rear garden, garage for storage, driveway to front, gas central heating and double glazing.

EPC Band D. Council Tax Band B.







Entrance Hallway

Lounge
14'8" x 12'8" (4.48 x 3.88)

Breakfast Kitchen
20'1" x 7'8" (6.13 x 2.35)

Dining Room
7'9" x 10'1" (2.37 x 3.09)

Wet Room
8'7" x 7'0" (2.63 x 2.14)

Bedroom One
10'9" x 8'3" (3.29 x 2.54)

Bedroom Two
10'0" x 12'5" (3.05 x 3.79)

Bedroom Three
7'4" x 6'3" (2.25 x 1.92)

Family Bathroom

Rear Garden

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

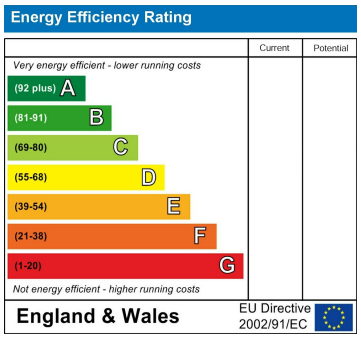
RENT AND DEPOSITS On commencement of a tenancy we will require one month's rent in advance, plus a deposit equivalent to 5 weeks rent, in cleared funds. The Deposit is safeguarded by the Deposit Protection Scheme and returned at the end of the tenancy provided that the property is left in the condition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

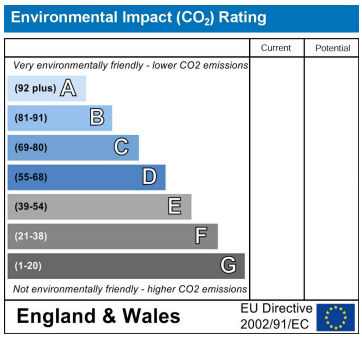
FIXTURES AND FITTINGS All items specified in these letting particulars will be available with the property.

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.











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