



19 High Street, Studley, B80 7HN

£1,095 Per Calendar Month

Viewing by appointment only: 01527 853952



**19 High Street
Studley
Warwickshire
B80 7HN**

Situation

Studley provides a substantial range of amenities to include many popular public houses, supermarkets and restaurants, dentist, doctor's surgery, junior and high schools, splendid church, active village hall cricket and tennis club. The very popular St Mary's First School and Studley High is a short distance away. The property is very well placed for access to all local amenities – approximately 5 miles, Alcester Town – approximately 5 miles, Redditch Kingfisher Centre – approximately 5 miles and Henley-In-Arden – approximately 7 miles.

Description

19 High Street is a Terraced building located to the North of Studley. The property having recently being fully refurbished having 'LVT Parquet Flooring downstairs and Beige carpets upstairs, comprises: - To the ground floor, Entering the Dining Area featuring built-in units housing integrated undercounter Fridge with icebox, Living area, Sage green 'Shaker' Kitchen with range of units supplying a Washing machine, Oven and Induction Hob, with Extractor, Bathroom with shower over bath, WC and Basin. The stairs to the first-floor lead to 2 bedrooms.

Outside

An easily maintained courtyard, in Indian stone paving, making this a great seating area.

GENERAL INFORMATION

Services

Mains electricity and water, private drainage.

Local Authority

Stratford District Council – Band B

Tenancy

It is proposed that the property shall be let on an Assured Shorthold Tenancy for an initial period of 12 Months.

Pets

May be considered. Interested parties are asked to advise what pets they have prior to booking a viewing.

Smoking

There is to be no smoking in the property.

Outgoings

The Tenant will be responsible for all outgoing connected with the property including Council Tax, electricity, and telephone (if connected). The Tenant will be solely responsible for informing the relevant authorities that they are responsible for paying bills and have the relevant accounts placed in their own names. Any fines or additional charges incurred for failure to do this may be the responsibility of the Tenant.

Rent and Security Deposit

The Rent will be £1,095 per calendar month, payable monthly in advance. A security deposit up to the value of 5 weeks rent, currently £1,263, and will be held by the letting agent during the term of the tenancy. At the termination of the tenancy the deposit will be returnable at the Landlord's discretion following a detailed inspection of the property.

Procedure

A 'pre-qualifying application' form can be obtained and completed online. If an agreement has been made you will be asked to pay a Holding Deposit equal to one week's rent of £252, which must be cleared before we commence the referencing process. This will be non-refundable if any relevant person (including guarantors) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, fail the referencing due to adverse credit, fail the affordability criteria for the monthly rent (calculated at 2.5 times the applicant's provable annual income) or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). If the tenancy goes ahead, We will ask consent for the holding deposit to be contributed towards the Deposit. On approval the tenancy agreement will be provided to the prospective tenant(s). These should be signed by all adults (everyone over the age of eighteen).

Viewing

Via Lamberts Lettings
Office Tel: 01527 853952.





GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
244 sq.ft. (22.7 sq.m.) approx.



19 HIGH STREET
TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.
The plan is not drawn to scale and is for illustrative purposes only.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		