



**Winifride Court 10 War Lane  
Birmingham, B17 9RN**

**£1,300**

## **The Property**

A fantastic opportunity to rent this fully refurbished TWO BEDROOM first floor apartment situated in a simply fantastic location within walking distance of Harborne Town Centre.

This lovely apartment has undergone an extensive refurbishment and now features a new kitchen, new bathroom, fresh décor, feature new wood flooring and electric heating throughout.

Briefly comprising: communal front door with intercom, stairs rise to the apartment which features an entrance hall with storage cupboard, spacious lounge, kitchen, two bedrooms and shower room.

To the front and surrounding the property are communal gardens and to the rear is a residents car park with driveway entrance to the side. EPC: C // CT: B

Available NOW

## **Location**

The apartment is situated close to Harborne Town Centre. Harborne consistently ranks as one of Birmingham's most desirable areas to live and is featured in The Sunday Times Best Places to Live 2025. It's centred around its vibrant high street which is filled with independent shops, restaurants and traditional pubs.

There are excellent transport links servicing the local area and Birmingham City.

The QE (Queen Elizabeth) Birmingham Hospital is within easy reach being approx. 2 miles away.

## **Communal Entrance**

A communal entrance to the apartment block with telecom to the apartment.

## **Entrance Hall**

A spacious entrance hall with storage cupboard. Feature wood flooring.

## **Kitchen**

A beautifully appointed brand new fitted kitchen featuring: a modern and contemporary range of wall and floor units incorporating: integrated electric oven with electric hob above and extractor over. Space for a washing machine and space for a fridge freezer. Window to the rear and tiled floor.

## **Spacious Lounge**

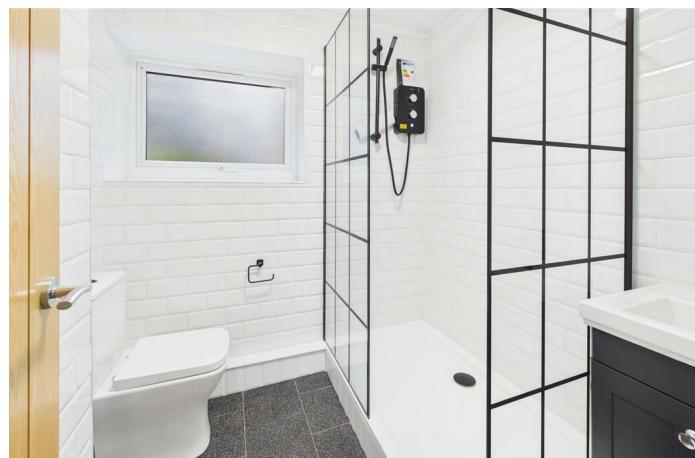
A lovely lounge with window to the front and feature wood flooring.

## **Bedroom One**

Window to the front and feature wood flooring.

## **Bedroom Two**

Window to the front with feature wood flooring.



## Shower Room

A beautifully appointed brand fitted shower room featuring: double shower, low level WC and vanity unit wash hand basin. Electric heated towel rail. Window to the side.

## Outside

The property has extensive communal gardens surrounding the property. To the side is a driveway which leads to the residents car park.

## Tenant Information (No P)

Money Laundering:

We require to see a passport for every adult or a copy of a birth certificate, along with proof of your address.

Referencing:

Either a Right to Rent check or a full reference may be carried out on any prospective tenant wishing to rent a property. The ability to rent any property is subject to these checks. There is no cost for this to the tenant

Holding Deposit:

To reserve a property a holding deposit will be taken. The holding deposit will be the equivalent of 1 weeks rent of the property applied for. Holding deposits are non-refundable in the event that the tenant fails the reference or fails to complete references within 14 days of request. The holding deposit will be refunded in the event that the landlord withdraws acceptance of the tenant or fails to respond within 14 days.

Security Deposit:

A security deposit equivalent to 5 weeks rent is required for a standard tenancy. The security deposit will be lodged with The Deposit Protection Service (DPS). We are members of the Client Money Protect Scheme (CMP).

Allowable Fees:

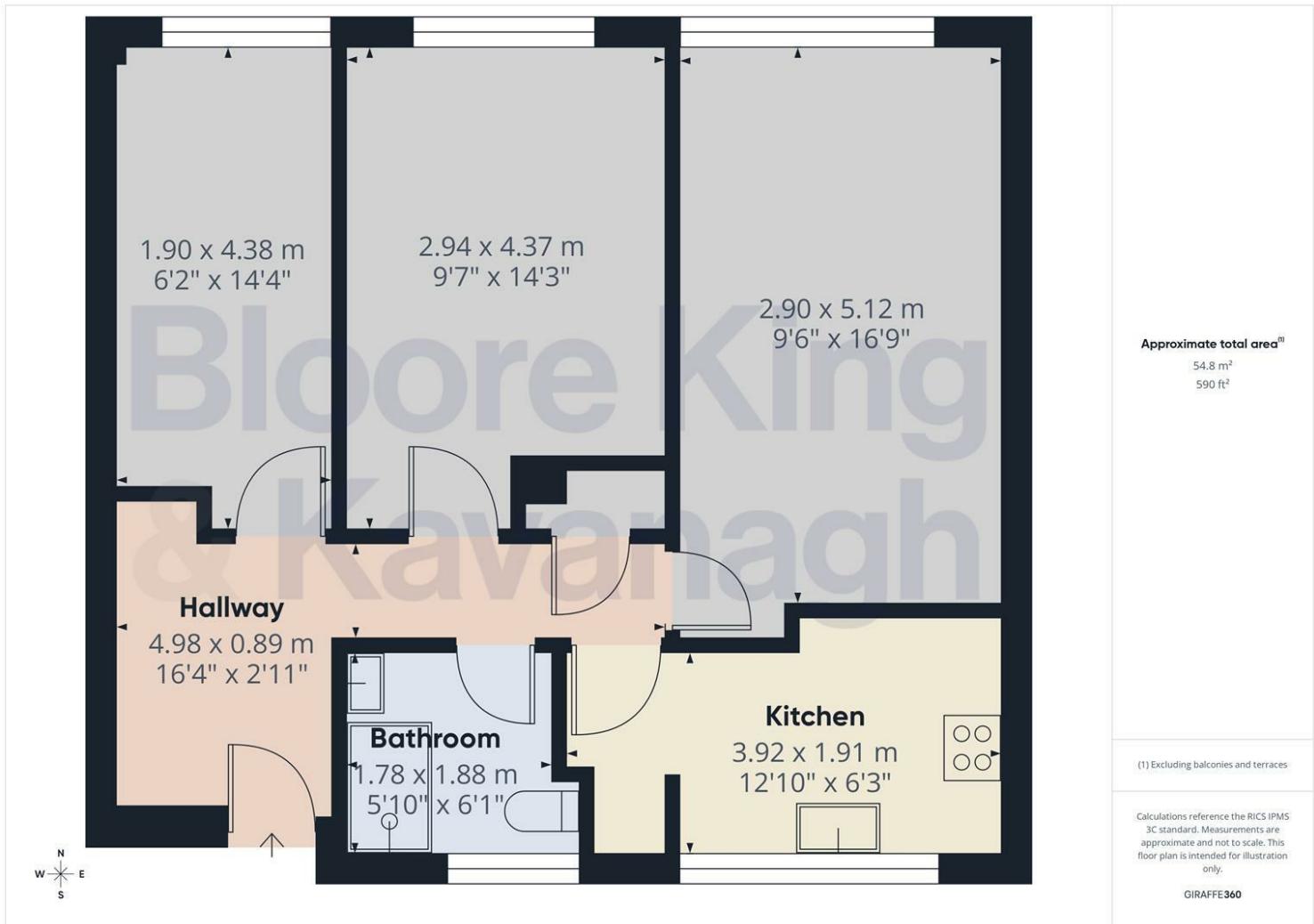
Lost Keys: Should keys be lost a charge for administration by Bloore King & Kavanagh Staff will incur a charge of £15 per hour. Any charges for contractor ie: locksmith or similar will be the responsibility of the tenant to pay

Late or Default Payments

Interest rate will be charged for late payment or default of rent over 14 days at 3 (three) per cent per day of the outstanding rent.

**REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the clients permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £50.





**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

**PLANNING PERMISSION/BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

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