



**21 Tenterfields**  
Halesowen, B63 3LH

**£745 Per Calendar Month**

## Property Description

Nestled in the charming area of Tenterfields, B63 Halesowen, this delightful maisonette offers a cozy retreat for those seeking a comfortable abode. Ideally located within walking distance to Halesowen town centre.

Situated on the first floor, the property features a lovely double bedroom, spacious lounge, fitted breakfast kitchen and bathroom with shower over. Offering a large landing with loft access and recess storage. Communal parking and communal gardens are available.

To be let on an unfurnished basis and available from the 17th December 2025. EPC / D - CT Band - A

## Location

Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre.

The main Bus Terminal operates a direct service to Birmingham City and surrounding areas and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network.

Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education.

The Clent Hills are close by with beautiful walks, woodlands, trails and country pubs.

## First Floor Landing

2.82m x 3.28m wp (9'3" x 10'9" wp )

Loft access available. Airing cupboard built in. Internal doors to all rooms.

## Spacious Lounge

5.30m x 3.03m (17'4" x 9'11" )

Window to rear. Electric fire installed with surround.

## Fitted Breakfast Kitchen

4.18m x 2.13m (13'8" x 6'11" )

A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, built in counter top electric hob and an integral electric oven/grill and plumbing for a washer. Window to rear and reasonable space for a breakfast/dining table.

## Double Bedroom

2.92m x 4.27m (9'6" x 14'0" )

Window to front. Built in over stairs storage.

## Bathroom

1.87m x 1.66m (6'1" x 5'5" )

Three piece bathroom suite comprising of; low level flush WC, pedestal wash hand basin and panelled bath with electric shower over. Fully tiled walls and vinyl flooring.



## Outside

FRONT: Hardscaped front gardens with slabbed pathway to entry. Built in meter store cupboard.

REAR: Communal and allocated parking located to the right hand side of the building. Entry through to communal gardens to rear.

## 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements