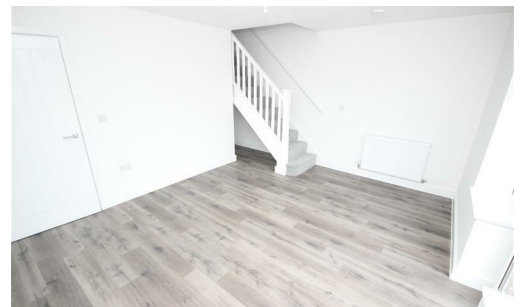




4 The Fens, off Cygnet Lane
Brierley Hill, DY5 4AY

£1,095 Per Calendar Month

Property Description

TWO BEDROOM SEMI DETACHED property, situated in a popular cul-de-sac location and offering a short commute to Russells Hall hospital and Merry Hill Intu shopping centre.

This beautifully presented property is comprising of; entrance hall, fitted kitchen, downstairs WC, lounge, two bedrooms; master with en-suite shower room and upstairs bathroom with shower over.

Also benefitting from gas central heating and double glazing throughout, off road parking for up to three cars and an enclosed rear garden.

To be let on an unfurnished basis and available early late September 2026. EPC - B / CT - B

Entrance Hall

4.69m x 1.36m (15'4" x 4'5")

Window to side. Doors leading to fitted kitchen, downstairs WC and lounge.

Fitted Kitchen

3.58m x 3.21m (11'8" x 10'6")

Window to front. High specification kitchen installed offering eye level and base units incorporating; 1 1/2 stainless steel sink and drainer unit, integral dishwasher, integral fridge freezer, integral electric oven/grill with four ring induction hob and extractor hood over and a washer/dryer.

Downstairs WC

0.95m x 2.04m (3'1" x 6'8")

Low level flush and vanity unit wash hand basin installed.

Lounge

3.63m x 4.55m (11'10" x 14'11")

UPVC patio door offering access to rear. Windows to rear also. Stairs leading to the first floor and under stairs recess available.

Landing

3.45m x 2.00m (11'3" x 6'6")

Doors leading to all upstairs rooms and built in storage available.

Master Bedroom

3.55m x 3.60m wp (11'7" x 11'9" wp)

Window to rear. Door leading to en suite bathroom.

En-suite Bathroom

2.32m x 0.87m (7'7" x 2'10")

Three piece suite comprising of; low level flush, vanity unit wash hand basin and a mains fed shower unit installed within a separate single shower cubicle.

Bedroom Two

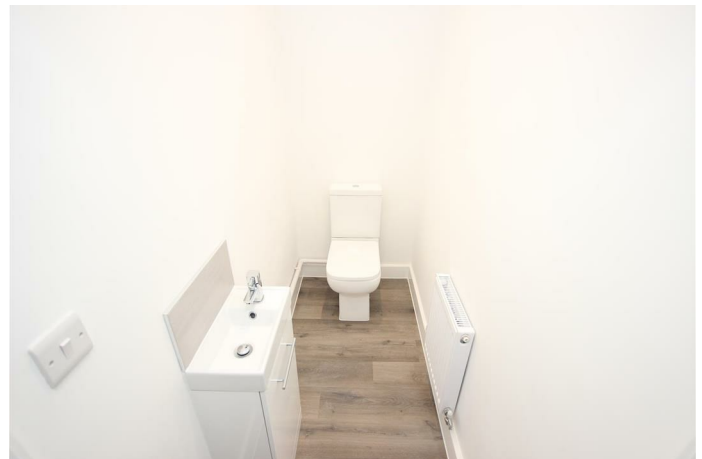
2.45m x 4.56m (8'0" x 14'11")

Window to front.

House Bathroom

2.27m x 2.46m (7'5" x 8'0")

Three piece suite comprising of; low level flush, pedestal wash hand basin and bath with mains fed shower over.



Outside

FRONT: Block paved driveway offering allocation for at least three cars comfortably and front gardens.

REAR: Enclosed rear garden with relevant side access. Lawn to be laid in the new year.

Disclaimer

Marketing photos being utilized linked to initial marketing at the start of 2023. Property was new built in 2023.

Tenant Information (Pets)

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).

Pets:

Where a landlord agrees to accept a pet/s to be kept at the property an increase in the monthly rental will be levied for the entire term of the tenancy from £25 per month per pet.

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. **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 client's 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 £175.