



23 Brackenfield Road
Halesowen, B63 1AH

£1,295 Per Calendar Month

Property Description

A very spacious three bedroom family home in the popular 'Hasbury' area of Halesowen.

This lovely home benefits from gas central heating, double glazing and briefly offers: Porch, entrance hall with storage, lounge diner with french doors to the garden, DOWNSTAIRS SHOWER ROOM, UTILITY, large kitchen diner with french doors to the garden, landing, three bedrooms and a family bathroom.

To the front of the property is off road parking and a garage. To the rear is a garden laid to lawn with patio area.

EPC - C / CT Band D

Porch

UPVC door to front and window to side.



Entrance Hall

UPVC door to front. Stairs to first floor and understairs storage cupboard with fuse box and electric meter. Smoke alarm.



Lounge Diner

12'1" x 24'5" at widest point

Window to front and french doors to the rear. Coving.

Downstairs Shower Room

8'1" x 10'2" L shape

Window to side. Three piece suite comprising: corner shower cubicle, vanity unit wash hand basin and low level WC.

Laminate flooring



Utility Cupboard

3'5" x 6'5"

Space and plumbing for a washing machine. Shelving.

Kitchen Diner

12'6" x 17'6"

Windows to rear and side and french doors to the garden.

Lovely range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, five ring gas hob with extractor over, 'Lamona' electric oven, integrated dishwasher and laminate flooring

Landing

Window to side and access to loft with ladder.



Bedroom One

11'0" x 13'2"

Window to front.

Bedroom Two

11'1" x 10'11"

Window to rear.

Bedroom Three

7'2" x 10'2" at widest point

Window to front and shelving.

Bathroom

6'11" x 8'2"

Window to side and rear. Three piece suite comprising: paneled bath with shower over, vanity unit was hand basin and low level WC.

Garage

8'10" x 18'0"

UP and over door to front and rear access door. Potterton gas boiler and gas meter. power and light.

Garden

Front: Blocked paved parking

Rear: Patio area and steps up to the garden laid to lawn

Disclaimer

Past letting marketing photos being utilised currently.

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.



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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 are 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