



# Bloore King & Kavanagh

Sales & Lettings



**29 Neville Avenue**  
Kidderminster, DY11 7AJ

**£995 Per Calendar Month**

## The Property

Offered with no upward chain is this THREE BEDROOM SEMI-DETACHED which has been refurbished throughout with new kitchen, bathroom décor and carpets.

This lovely family home benefits from gas central heating, double glazing and briefly comprises: entrance hall, lounge, dining room, fitted kitchen, three bedrooms and a family bathroom.

To the front of the property is a walled garden and to the rear is an enclosed garden laid to lawn with patio area. There is also an shared access road leading to the rear of the property where you will find a garage EPC C // Council Tax band C. Available Immediately.

## Storm Porch

Open storm Porch.

## Entrance Hall

Window to side and stairs to first floor.

## Lounge

Bay window to front.

## Dining Room

Patio doors leading to the rear garden.

## Kitchen

Window to rear and door to side. Lovely range of eye and low level units incorporating: stainless steel sink and drainer, gas hob with extractor over, electric oven and space for a washing machine. Wall mounted boiler.

## Landing

Access to loft space and window to side.

## Bedroom One

Window to rear.

## Bedroom Two

Window to front.

## Bedroom Three

Window to front.

## Family Bathroom

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

## Garage

To the side of the neighbouring property is an access road which leads around to the rear of the property and the garage access. (Garage is in need of refurbishment)

## Outside

FRONT: walled garden laid to lawn with pathway.

REAR: Patio area and laid to lawn with mature trees and garden shed. Garage (dilapidated) to the rear.



## Important Information

The vendor informs us of the following:

The property was underpinned some years ago due to historic movement. The vendor states they have the paperwork for the work however Bloore King & Kavanagh have not see these documents

There is shared responsibility for any maintenance costs for the land on the title plan edged in brown (rear access road leading to the garage)

## 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. **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.