



**47 Dudley Road**  
Halesowen, B63 3LP

**£895 Per Calendar Month**

## Property Description

A two bedroom mid terraced property close to local transport links and amenities.

The property benefits from gas central heating, double glazing and briefly offers: lounge, dining room, cellarette, fitted kitchen, landing, two bedrooms and a family bathroom.

The property has a large rear garden laid to lawn with patio area accessed via a side passage.

To be let on an unfurnished basis. EPC - E / CT Band A



### Lounge

3.89m x 4.04m (12'9" x 13'3")

Box window and door to front. Laminate flooring. Door to cellarette.

### Dining Room

3.88m x 3.5m (12'8" x 11'5")

Window to rear and stairs to first floor.

### Kitchen

2.5m x 3.4m (8'2" x 11'1")

Window and door to garden. Good range of eye and low level units incorporating: stainless steel sink and drainer, electric oven, gas hob with extractor over. Space for a fridge and washing machine.



### Landing

Doors to bedrooms and bathroom.

### Bedroom One

3.9m x 3.5m (12'9" x 11'5")

Two window to front.

### Bedroom Two

2.85m x 3.5m (9'4" x 11'5")

Window to rear. Door to cupboard housing gas boiler and overstairs cupboard with rail and loft access.

### Bathroom

1.995m x 3.5m (6'6" x 11'5")

Window to rear. Three piece suite comprising: paneled bath with Mira electric shower over, pedestal wash hand basin and low level WC.



### Outside

Front: Walled frontage.

Rear: Laid to lawn with patio and side access gate.

### 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