



16 Rosemary Road
Halesowen, B63 1BN

£1,350 PCM

Property Description

An extended and well presented three bedroom semi detached property, benefitting from recent refurbishment throughout. Situated in very popular B63 location, within the catchment area for sought after primary and secondary schooling and offering a short commute to Hagley and Halesowen town centre.

The property is briefly comprising of; entrance hallway, front and rear reception rooms, fitted kitchen, inner hallway, utility room, garage, three bedrooms, upstairs bathroom and separate WC. Gas centrally heated throughout.

Front and rear gardens are available, with significant off road parking to the front. To be let on an unfurnished basis. EPC - D / CT Band - C

Front of Property

Front garden laid to lawn with a tarmacked sloping driveway. Access to the front and garage via up and over door.

Entrance Hallway

Laminate flooring. Doors to both reception rooms and fitted kitchen. Stairs leading to first floor accommodation.

Lounge

Laminate flooring. Window to front.

Dining Room

Laminate flooring. Sliding door to rear.

Refitted Kitchen

Window to rear. A range of eye and low-level base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill and four ring gas hob over. Under stairs storage available. Vinyl flooring and partly tiled walls. Door into rear vestibule.

Inner Hallway

Doors to garage, rear garden via side door and utility room.

Utility Room

Vinyl flooring. Window to side. Plumbing for a washer installed.

Landing

Doors to all upstairs rooms. Window to side.

Bedroom One

Window to rear.

Bedroom Two

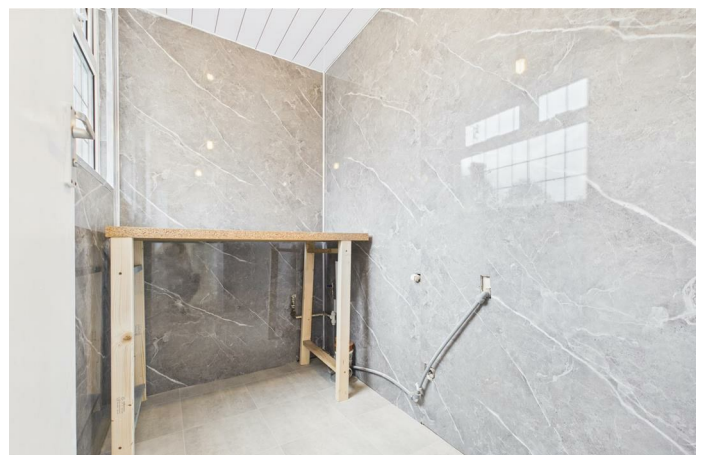
Window to front.

Bedroom Three

Window to front.

Separate WC

Low level flush WC installed. Window to side.



Bathroom

Windows to rear. Pedestal wash hand basin and bath with electric shower over. Paneled flooring and heated towel rail installed.

Rear of Property

Slabbed dining patio area with steps leading up to the garden mainly laid to lawn, with a decorative area laid with stone gravel chippings. Access to rear vestibule.

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).

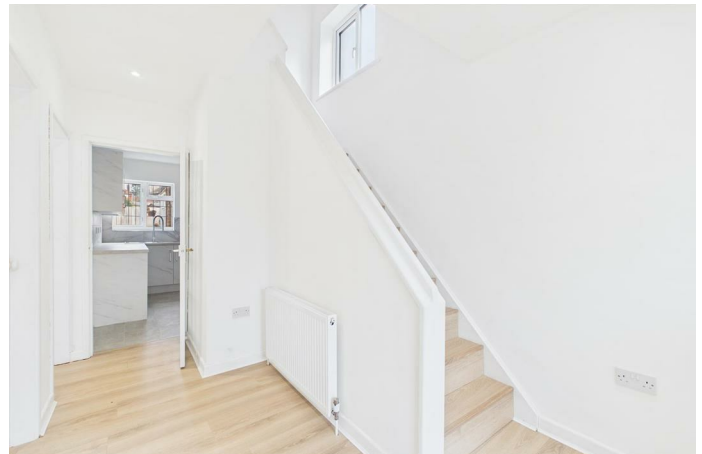
Allowable Fees:

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.