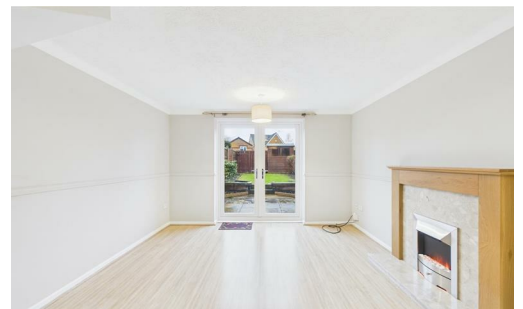




152 Richardson Drive
Stourbridge, DY8 4DW

£950 PCM

Property Description

Situated within this private development of Richardson Drive, DY8 Stourbridge, this refurbished end terraced property is one not too miss!

Briefly comprising of; entrance hall, refitted kitchen, lounge, two bedrooms and upstairs bathroom. Benefitting from an enclosed rear garden with side access and two off road parking spaces allocated to the property. Gas central heating and double glazed throughout.

To be let on an unfurnished basis and available immediately. EPC - D / CT Band - B

Entrance Hall

Stairs to first floor accommodation. Door to lounge and opening into refitted kitchen.

Refitted Kitchen

Window to front. Newly fitted kitchen with a good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, recess and plumbing for a washer and recess for a tall freestanding fridge freezer. Boiler built in wall cupboard.

Lounge

4.49m x 4.31m (14'8" x 14'1")

French patio double doors opening to rear. Built in electric fire with wooden surround.

Landing

Doors to all upstairs rooms. Loft access available.

Bedroom One

3.58m x 2.69m (11'8" x 8'9")

Window to rear.

Bedroom Two

3.58m x 2.97m (11'8" x 9'8")

Window to front. Built in overhead storage.

Bathroom

1.65m x 1.90m (5'4" x 6'2")

Three piece bathroom suite comprising of; low level flush WC, vanity unit wash hand basin and bath with mains fed shower unit installed over.

Outside

FRONT: One allocated parking space to the front and another allocated parking space within a communal car park to the side of the building.

REAR: Slabbed dining patio area with side access and sleeper steps leading up to the garden mainly laid to lawn. Shed included with the let.

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).

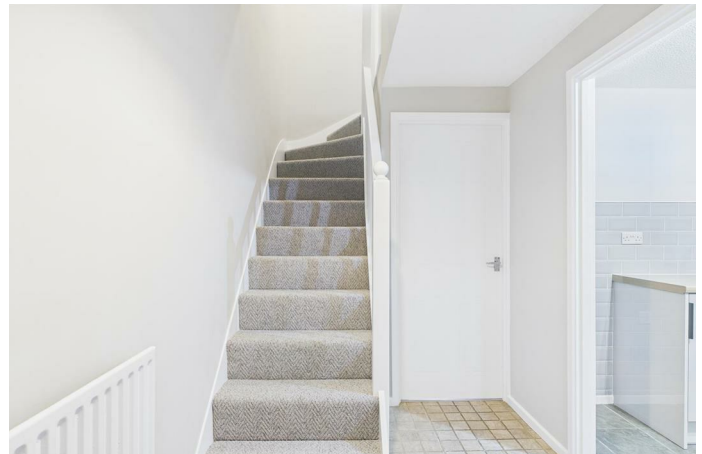
Allowable Fees:

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.