



35 Campbell Street
Brierley Hill, DY5 3YD

£875 PCM

Property Description

Two bedroom mid terraced property within walking distance to local amenities and transport links.

Benefitting from recent redecoration throughout, this property is comprising of: lounge, fitted breakfast kitchen, sun room/conservatory, two bedrooms and an upstairs bathroom with shower over.

Available immediately and to be let on an unfurnished basis. EPC - D - CT Band - A

Location

Brierley Hill (Brierley Hill)

Brierley Hill is a small town situated approximately 2.5 miles south of central Dudley and 2 miles north of Stourbridge. Part of the Black Country, and is best known for glass and steel manufacturing, although the industry has declined considerably since the 1970s. One of the largest factories in the area was the Round Oak Steelworks, which was closed down and redeveloped in the 1980s to become the Merry Hill Shopping Centre. Brierley Hill was originally in Staffordshire, but is now part of the West Midlands metropolitan county since its creation in 1974.

Lounge

3.53 x 3.93 (11'7" x 12'11")

Window to front. Gas fire and marble surround.

Entrance Vestibule

0.87 x 0.95 (2'10" x 3'1")

Under stairs storage available. Access to lounge and fitted breakfast kitchen.

Fitted Breakfast Kitchen

3.71 x 3.84 (12'2" x 12'7")

Window to rear. A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, built in electric hob and electric oven/grill, integral fridge freezer and plumbing for a washing machine. Access to sun room/conservatory. Stairs leading to first floor.

Sun Room/Conservatory

2.04 x 1.76 (6'8" x 5'9")

Offering access to enclosed rear garden.

Landing

0.72 x 1.97 (2'4" x 6'6")

Loft access available. Doors leading to all upstairs rooms.

Bedroom One

3.54 x 3.55 (11'7" x 11'8")

Window to front. Built in wardrobe storage.

Bathroom

2.74 x 1.37 (9'0" x 4'6")

Three piece bathroom suite comprising; low level flush, vanity unit wash hand basin and panelled bath with mixer shower attachment over. Window to rear.



Bedroom Two

3.72 x 2.75 (12'2" x 9'0")

Window to rear. Built in cupboard housing boiler.

Enclosed Rear Garden

Block paving laid with a small lawned area with shale borders. Small shed included within the let. Shared access available.

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).

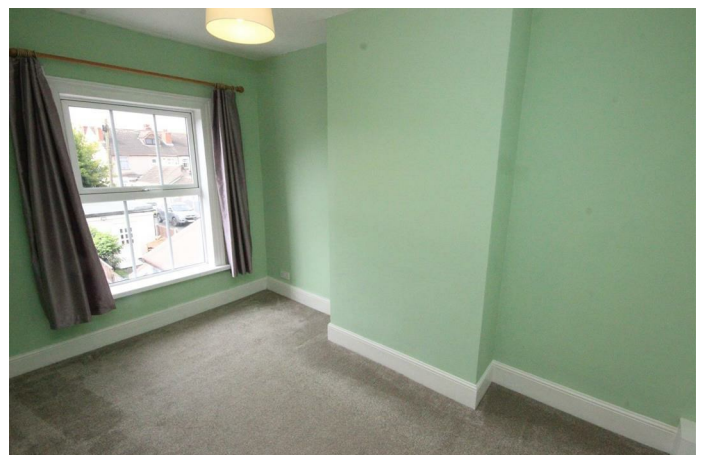
Allowable Fees:

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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