



11 Ladysmith Road
Halesowen, B63 2BS

£925 PCM

Property Description

Refurbished two bedroom terraced property on Ladysmith Road, within walking distance to local amenities and transport links.

This property is briefly comprising of; front and rear reception rooms, cellar, fitted kitchen diner, downstairs bathroom and two double bedrooms. Gas centrally heated throughout.

On street parking is available to the front and an easy to maintain garden is available to the rear. To be let on an unfurnished basis. EPC - E / CT Band B

Front Reception Room

3.49m x 3.64m (11'5" x 11'11")

Window to front. Electric fire installed (decorative use only) with surround. Door leading to:

Inner Hallway

Access to cellar and through to:

Rear Reception Room

3.82m x 3.64m wp (12'6" x 11'11" wp)

Stairs leading to first floor accommodation. Door through to fitted kitchen diner. Single glazed unit to rear.

Fitted Kitchen Diner

6.88m wp x 3.92m (22'6" wp x 12'10")

Access available to the rear. A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, freestanding gas cooker (being left on a non repair basis) with an extractor over and plumbing for a washer installed. Window to side. Door leading to:

Downstairs Bathroom

2.56m x 2.11m (8'4" x 6'11")

Three piece bathroom suite comprising of; paneled bath with mains fed shower unit installed over, vanity unit wash hand basin and low-level WC. Heated towel rail installed and vinyl flooring laid. Window to side.

Landing

Doors to both bedrooms. Newly carpeted.

Bedroom One

3.51m x 3.66m wp (11'6" x 12'0" wp)

Window to front.

Bedroom Two

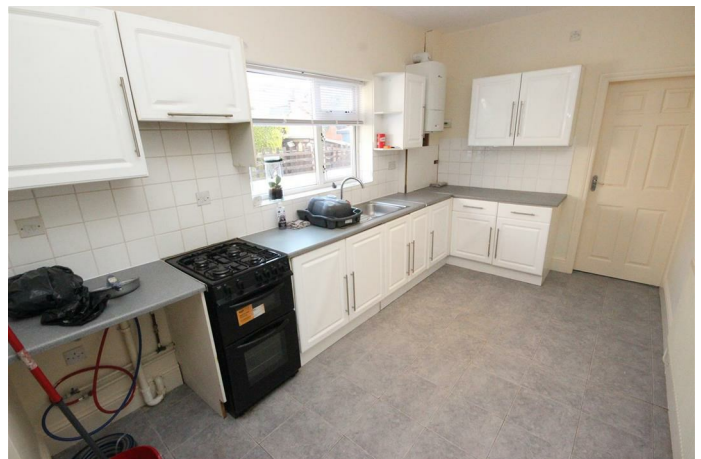
3.75m x 3.63m wp (12'3" x 11'10" wp)

Window to rear. Built in store available with access to loft. Newly carpeted throughout.

Rear of the Property

Shared access available if required. Slabbed dining patio area with a step leading up to AstroTurf laid with two sheds for storage.

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).

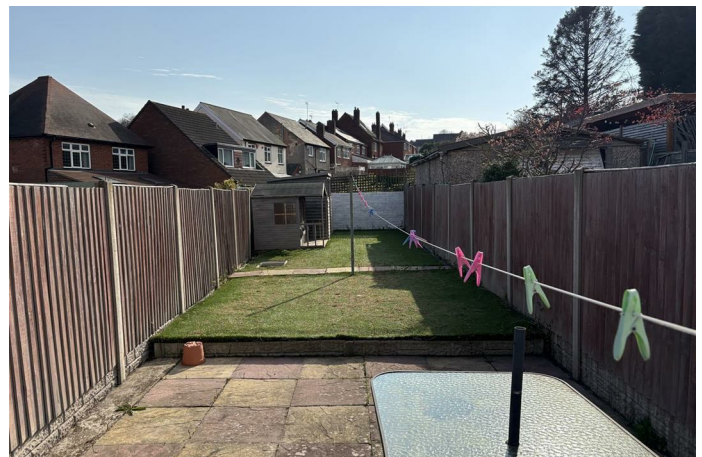
Allowable Fees:

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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