



The Nook 86 Dark Lane
Halesowen, B62 0PJ

£2,500 PCM

The Property

A fully renovated deceptively large and **VERY WELL EXTENDED** three/four bedroom property situated in a wonderful position on Dark Lane in Romsley.

Briefly comprising welcoming entrance hall with two double bedrooms at the front with a main house bathroom. To the rear of the property is a simply fabulous extended lounge overlooking the large garden. A brand new fitted kitchen breakfast room and further utility room to the rear.

To the first floor is a simply wonderful master suite, shower room and a further room which would be perfect as a walk in wardrobe, dressing room, nursery or a fourth single bedroom.

To the front is a large tarmac driveway providing off road parking for several vehicles with hardstanding to the side and gated access to the rear garden. To the rear is a large garden laid to lawn with patio area EPC: TBA // Council Tax Band: TBC

AVAILABLE FEBRUARY

Storm Porch

Open storm porch to the front of the property.

Entrance Hall

Stairs to first floor and doors to ground floor rooms.

Lounge

5.16m x 7.22m narrows to 3.29m (16'11" x 23'8" narrows to 10'9")

Wonderful extended L Shaped Lounge with Multiple windows and French doors lead to the garden patio. A fabulous ceiling roof lantern bring a wonderful amount of light to the room.

Kitchen Breakfast Room

4.6m x 3.44m (15'1" x 11'3")

Brand new fitted kitchen featuring a beautiful range of eye and low level units incorporating: stainless steel sink and drainer, electric hob with extractor over, integrated oven, dishwasher and fridge freezer. Door to Utility. Window to the side.

Utility Room

2.02m x 3.75m (6'7" x 12'3")

Window to side and door to rear lobby.

Countertop with sink and drainer, built in washing machine.

Rear Lobby

2.24m x 0.82m (7'4" x 2'8")

Door leads to the garden.

Bedroom Two

3.15m x 3.57m (10'4" x 11'8")

Window to front.

Bedroom Three

3.24m x 3.55m (10'7" x 11'7")

Window to front and side

Bathroom

2.57m x 1.75m (8'5" x 5'8")

A brand new fitted three piece suite comprising: panelled bath with shower over, low level WC and vanity unit wash hand basin. Chrome heated towel rail.

Landing

3.33m x 1.95m (10'11" x 6'4")

Door to Master Bedroom, shower room and Bedroom Four/Nursery/study

Master Bedroom

4.32m x 5.28m (14'2" x 17'3")

A wonderfully spacious master bedroom featuring two Velux windows to front and also two to the rear.

Shower Room

3.17m x 1.67m (10'4" x 5'5")

Velux window to rear. Brand new fitted shower room suite comprising: Fully tiled shower cubicle, pedestal wash hand basin and pedestal wash hand basin. Heated towel rail.

Bedroom Four/Nursery/Study

1.72m x 1.42m (5'7" x 4'7")

Velux to front. A very useful fourth bedroom, study or nursery.

Outside

FRONT: Large tarmacadam driveway providing off road parking for several vehicles.

SIDE: Hardstanding side pathway leads to gated access to the rear garden.

REAR: Large garden laid to lawn with patio area.



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.

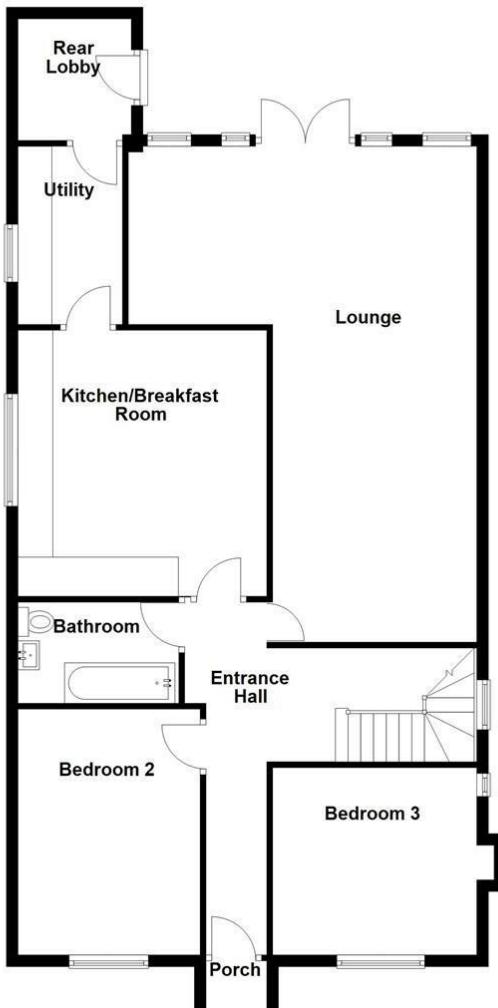
REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the clients permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £50.

Brochure Declaration

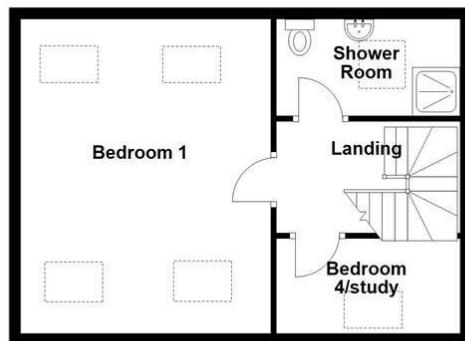
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture 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.



Ground Floor



First Floor



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