



**157B Church View Stourbridge**  
**Buddley, DY1 2EP**

**£1,200 Per Calendar Month**



### Property Description

Nestled just off the main Stourbridge Road, this modern semi-detached house offers a delightful blend of contemporary living and practicality. Ideally located close to Russells Hall Hospital and Intu Merry Hill shopping Centre.

The house features stylish interior throughout and briefly comprising of; entrance hall, downstairs WC, open plan lounge fitted kitchen, three bedrooms and house bathroom. Gas centrally heated and double glazed throughout.

One of the standout features of this home is the ample parking spaces, accommodating up to four vehicles. Not only that, the rear enclosed garden has been landscaped offering very low maintenance all year around.

To be let on an unfurnished basis and available from the 1st December 2025. EPC - B / CT Band - B

### Front of the Property

Front gardens available with central pathway leading to front door access. Significant off road parking to the side of the property available.

### Entrance Hall

Doors into open plan lounge fitted kitchen and downstairs WC. Stairs to first floor accommodation. Laminate flooring.

### Downstairs WC

Low level flush WC and pedestal wash hand basin installed. Window to front.

### Open Plan Lounge Fitted Kitchen

Windows to front and rear. Double French patio doors opening onto rear decking. Good range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in four ring gas hob with fitted extractor hood over, built in double electric oven & grill and plumbing for a washer and a dishwasher. Partly tiled walls and laminate flooring. Wall mounted electric fire installed within media wall.

### Landing

Window to side. Built in cupboard housing boiler. Doors to all upstairs rooms.

### Bathroom

Three piece suite comprising; paneled bath with mixer shower over, pedestal wash hand basin and low level flush WC. Heated towel rail. Partly tiled walls and vinyl flooring. Window to rear.

### Bedroom One

Window to front.

### Bedroom Two

Window to rear.

### Bedroom Three

Window to rear.

### Rear of the Property

Raised decking with steps leading down to a beautifully laid dining patio area. Sleepers installed surround the central garden which is laid to AstroTurf offering minimal maintenance. Side access available.



## Bio-Pure - Simple Solution Systems

The Bio-Pure is designed to operate automatically with minimum maintenance after it has been commissioned. The unit will provide effluent within the designed discharge consent standard after an initial start up period of 4-10 weeks, all dependent upon the temperature of the water. The sewage input conditions must be kept within the criteria of the plant design. Instruction manual can be provided on request.

## 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).

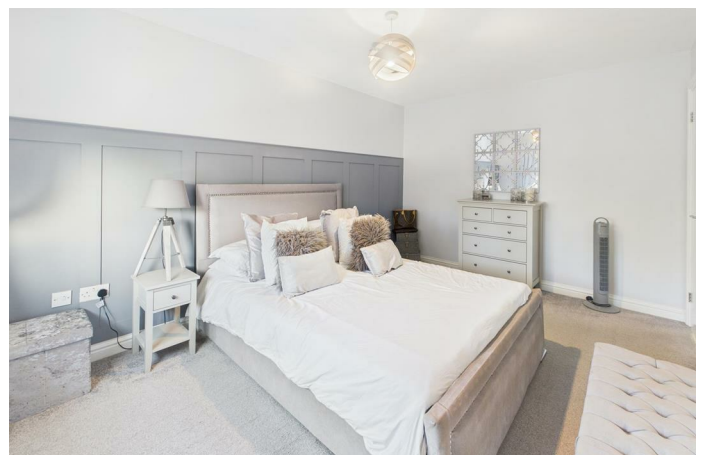
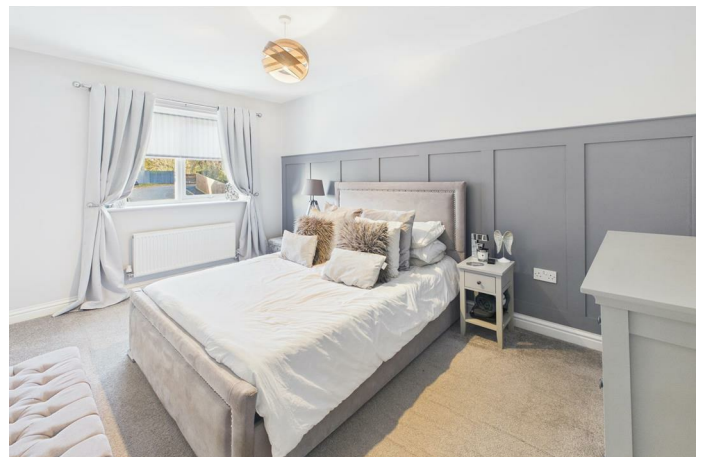
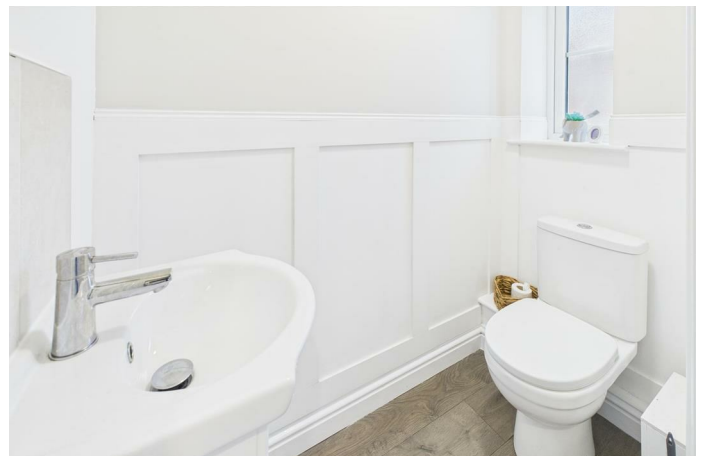
Allowable Fees:

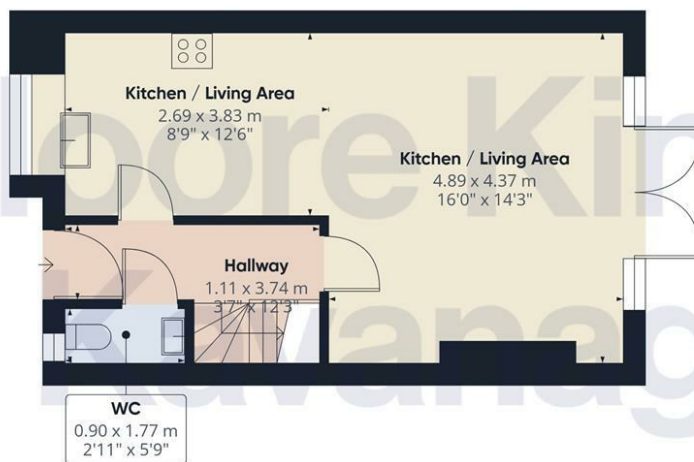
Lost Keys: Should keys be lost a charge for administration by Bloore King & Kavanagh Staff will incur a charge of £15 per hour. Any charges for contractor ie: locksmith or similar will be the responsibility of the tenant to pay

Late or Default Payments

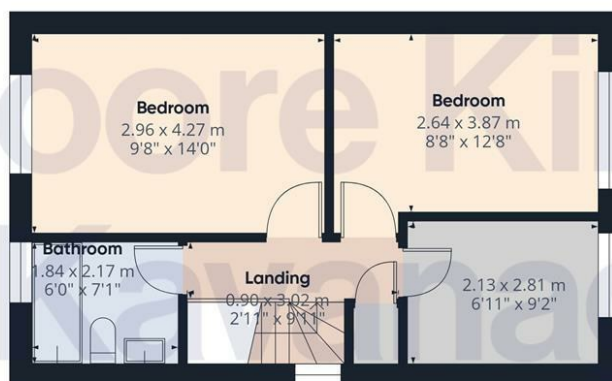
Interest rate will be charged for late payment or default of rent over 14 days at 3 (three) per cent per day of the outstanding rent.

**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.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
75.8 m<sup>2</sup>  
817 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**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.