Bloore King & Kavanagh
Sales & Lettings









95a High Street

Brierley Hill, DY5 2AD

£1,050 Per Calendar Month

Property Description
We're happy to present this two bedroom, end terraced property within walking distance to local, convenient amenities, offering frequent transport links nearby and within a short commute to Merry Hill Intu shopping Centre.

The property is briefly comprising of; entrance hall, downstairs WC, open plan fitted kitchen and living space and two double bedrooms, both with their own en-suite shower room. Allocated parking for one car is located around the rear of the property off Rose Hill.

Offering no upward chain and available to view immediately. EPC - C / CT Band - B



Approach
Front graveled area under kitchen window with a block paved pathway leading to front access. Side access to the left also available.

Entrance Hall
1.65m x 0.96m (5'4" x 3'1")
Security alarm system installed (currently deactivated). Doors leading to downstairs WC and fitted kitchen area.



Downstairs WC
1.67m x 0.96m (5'5" x 3'1")
Low level toilet flush and pedestal wash hand basin installed.

Open Plan Kitchen & Living Space
8.13m wp x 3.75m wp (26'8" wp x 12'3" wp)
A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral fridge, integral freezer, integral washer and an integral electric oven/grill with four ring gas hob and an extractor hood over. Boiler housed within eye level kitchen unit with window to front. Under stairs store available.
Living space measurements: 3.76m x 3.75m - Windows and access to rear.



Landing
2.72m x 0.89m (8'11" x 2'11")
Internal doors leading to all upstairs rooms. Built in over stairs store available.

Bedroom One
2.64m x 3.77m (8'7" x 12'4")
Window to front. Door leading to en-suite shower room.

En-suite Shower Room (1)
1.37m x 1.67m (4'5" x 5'5")
Window to side. Three piece suite comprising of; low level toilet flush, pedestal wash hand basin and a single separate shower cubicle with mains fed shower unit installed.



Bedroom Two
2.52m x 3.16m wp (8'3" x 10'4" wp)
Window to rear. Fitted wardrobes installed. Door leading to en-suite shower room.

En-suite Shower Room (2)
1.38m x 1.67m (4'6" x 5'5")
Window to side. Three piece suite comprising of; low level toilet flush, pedestal wash hand basin and a single separate shower cubicle with an electric shower unit installed.



Rear of the Property
Concrete slabbed patio area with a step leading up to a concrete slabbed pathway leading to rear access and through to allocated parking. Large graveled area adjacent, very low maintenance. Side access available.



Tenant Information
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

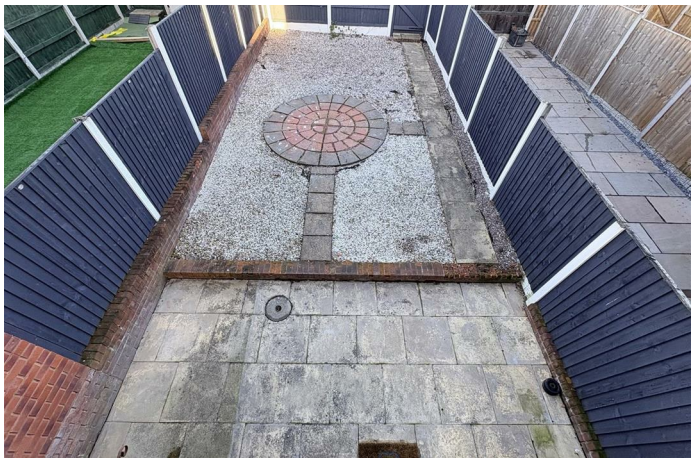
Holding Deposit:
To reserve a property a holding deposit will be taken. The holding deposit will be the equivalent of 1 weeks rent of the property applied for. Holding deposits are non-refundable in the event that the tenant fails the reference or fails to complete references within 14 days of request. The holding deposit will be refunded in the event that the landlord withdraws acceptance of the tenant or fails to respond within 14 days.



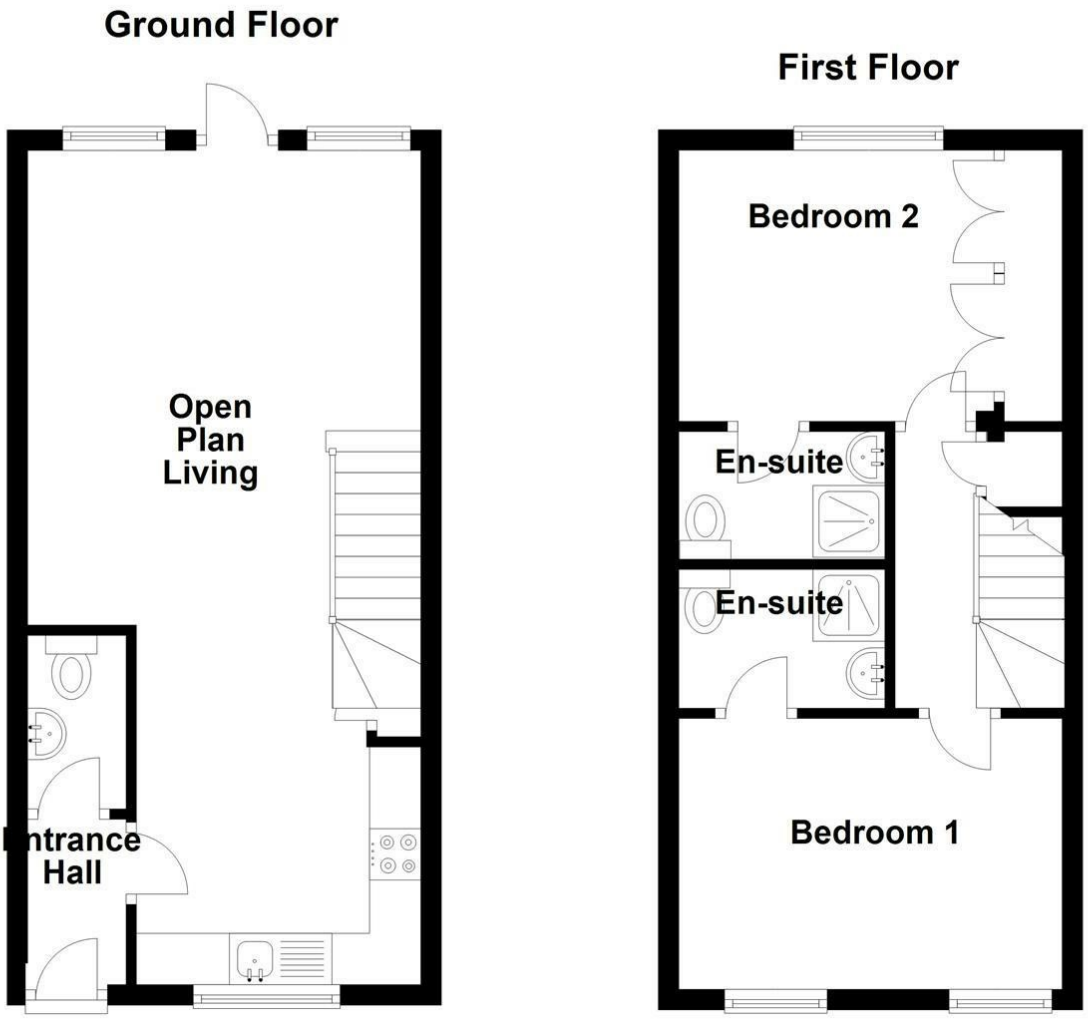
Security Deposit:
A security deposit equivalent to 5 weeks rent is required for a standard tenancy. The security deposit will be lodged with The Deposit Protection Service (DPS). We are members of the Client Money Protect Scheme (CMP).

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.

8 Hagley Road
Halesowen
West Midlands
B63 4RG

www.bloorekingkav.co.uk
0121 550 4151
info@bandk.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements