



15 Lyttelton Road
Stourbridge, DY8 3RP

£1,295 Per Calendar Month

Property Description

A beautiful three bedroom semi detached style property close to Swan Pool playing fields and in the catchment area for The Ridge Primary school and Ridgewood high school.

Very contemporary throughout and having luxurious factors such as under floor heating downstairs and integral TV wall sockets in every room, this property is briefly comprising; entrance hall, lounge, downstairs bathroom, fitted breakfast kitchen, utility room, three bedrooms and a separate WC upstairs.

Also benefitting from a large driveway to the front with side access through to a large, well maintained rear garden with a summer house installed.

To be let on an unfurnished basis. EPC - D / CT Band B

Approach

Tarmacked driveway to the front with front door access. Side access available.

Entrance Hall

1.81m x 2.67m (5'11" x 8'9")

Stairs leading to first floor accommodation. Doors to lounge, downstairs bathroom and fitted kitchen. Under stairs storage available. Security alarm system installed.

Lounge

4.71m x 3.33m wp (15'5" x 10'11" wp)

Window to front. French patio doors to rear. Wall mounted electric fire.

Downstairs Bathroom

2.68m x 1.40m (8'9" x 4'7")

Three piece suite comprising; panelled bath with mains fed shower over, vanity unit wash hand basin and low-level WC. Heated towel rail. Partly tiled walls and tiled floor. Window to rear.

Extended Fitted Breakfast Kitchen

4.85m x 2.75m (15'10" x 9'0")

Good range of eye level and base units incorporating: 1 1/2 resin sink and drainer unit, built in electric hob with extractor hood over, built in electric double oven/grill, built in fridge freezer, built in microwave and built in dishwasher. Partly tiled walls and tiled flooring. French patio doors to rear with skylight above. Door leading to utility room.

Utility Room

1.49m x 1.69m (4'10" x 5'6")

Single sink unit and plumbing for a washer. Boiler wall mounted. Access to side.

Landing

Doors leading to all bedroom sand upstairs WC. Window to side. Loft access available.

Bedroom One

2.78m x 3.80m (9'1" x 12'5")

Windows to rear.



Bedroom Two

2.10m x 3.12m (6'10" x 10'2")

Window to front. Freestanding wardrobes.

Bedroom Three/Dressing Room

3.03m approx x 3.26m (9'11" approx x 10'8")

Maximum width into fitted wardrobes. Window to rear.

Separate WC

0.82m x 1.79m (2'8" x 5'10")

Window to front. Low-level WC and vanity unit wash hand basin installed.

Rear of the Property

Walking out onto decking with steps leading to a further decked, patio area. Large garden mainly laid to lawn with the additional summer house installed to the rear.

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. **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.