



10 Springfield Road
Halesowen, B62 8JY

£1,295 PCM

Property Description

A FOUR BEDROOM DETACHED property benefitting from gas central heating and double glazing.

This family homes comprises: entrance hall with under stairs cupboard, front reception room, rear lounge with door to the garden, front lounge with feature fire, modern kitchen, cloakroom, utility room, landing with loft access, FOUR DOUBLE bedrooms one with ensuite bathroom and family shower room.

To the front of the property is a fenced garden and drive leading to the garage. To the rear of the property is a fully enclosed garden laid mainly to lawn with a patio area.

To be let on an unfinished basis. EPC - E / CT Band - E

Entrance Hall

Under stairs cupboard and stairs to the first floor.

Front Reception

3.98m x 4.43m (13'0" x 14'6")

3.98m x 4.43m (13' 1" x 14' 6") into bay window.

Bay window to front. Original ceiling rose, picture rail and coving. TV and telephone point.

Rear Lounge

4.43m x 4.07m (14'6" x 13'4")

4.43m x 4.07m (14' 6" x 13' 4") at widest point.

Window and door to side. Gas fire with wooden surround.

Front Lounge

3.63m x 5.68m (11'10" x 18'7")

3.63m x 5.68m (11' 11" x 18' 8") into bay

Gas fire with wooden surround. Picture rail, ceiling rose and TV point.

Kitchen

4.69m x 2.91m (15'4" x 9'6")

Window to rear. A modern range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, space for either an electric / gas cooker with extractor hood built in and space for a fridge freezer. Vinyl floor.

Cloakroom

Two piece suite comprising: low level WC and pedestal wash hand basin.

Utility Room

Window to rear. Stainless steel sink and drainer with low level unit. Space and plumbing for a washing machine. New Worcester boiler.

Landing

Access to all first floor rooms. Access to loft.

Bedroom One

3.27m x 4.75m (10'8" x 15'7")

Window to front and rear. Telephone point

Ensuite

2.87m x 1.72m (9'4" x 5'7")

Window to rear. Three piece suite comprising: paneled bath with 'Mira' shower over, pedestal wash hand basin and low level WC. Heated towel rail. Partly tiled walls and laminate floor.

Bedroom Two

3.97m x 3.43m (13'0" x 11'3")

Window to front. Built in cupboard and picture rail.

Bedroom Three

3.95m x 3.94m (12'11" x 12'11")

Window to side. Picture rail and built in cupboard.

Bedroom Four

3.63m x 4.65m (11'10" x 15'3")

Window to front. Picture rail.



Shower Room

2.60m x 2.57m (8'6" x 8'5")

2.60m x 2.57m (8' 6" x 8' 5") at widest point.

Window to rear. Three piece suite comprising: double shower cubicle, pedestal wash hand basin and low level WC. Fully tiled walls and laminate floor.

Garage

3.30m x 6.15m (10'9" x 20'2")

Up and over door to front and door to garden. Power and light.

Garden

Front: Small fenced garden to front laid mainly to lawn with a drive leading to the garage.

Rear: A fully enclosed garden laid mainly to lawn with patio area.

Disclaimer

Please note these photos are prior to the existing tenancy and may not be a true reflection of the current condition and decor.

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.