Bloore King & Kavanagh
Sales & Lettings









27 Clifford Road

Bearwood, B67 5HJ

£1,250 PCM

Property Description
A very well presented TWO BEDROOM property in a great location in Bearwood, on the outskirts of Birmingham city Centre.

This lovely home has gas central heating, double glazing and briefly comprises: lounge, kitchen, rear vestibule and bathroom and to the first floor are two good size bedrooms.

To the front is a small gated walled courtyard leading to the front door and to the rear is a fully enclosed garden laid mainly to lawn.

To be let on an unfurnished basis. Available NOW. EPC - E / CT Band - B

Lounge
12'7" x 11'7"
Maximum length to bay window. Window to front. Leading to under stairs recess and fitted kitchen.

Under stairs recess: 0.88m x 2.06m

Fitted Kitchen
11'1" x 11'7"
Window to rear. Good range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, integral washer/dryer, built over extractor hood and a freestanding cooker. Window to rear and stairs leading to first floor. Leading to rear vestibule.

Rear Vestibule
10'4" x 5'11"
Window to side and side door offering access to rear garden. Boiler cupboard housing boiler.

Downstairs Bathroom
10'5" x 6'7"
Three piece bathroom suite comprising; mains fed shower within double separate shower cubicle, bath, low level flush and pedestal wash hand basin. Window to rear.

Bedroom One
11'2" x 13'8"
Window to rear. Built in cupboard/storage.

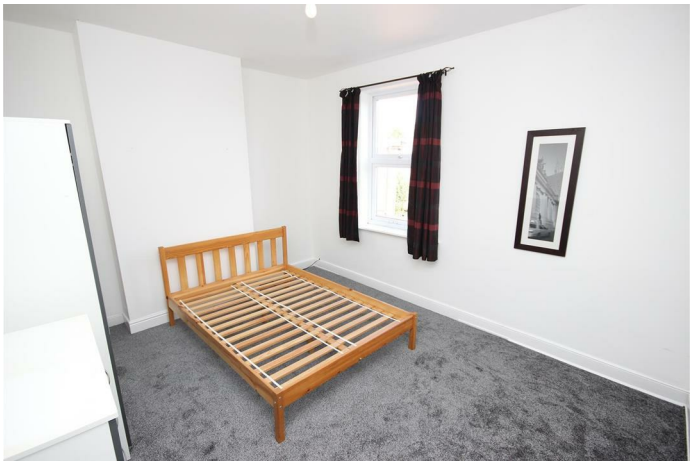
Bedroom Two
11'2" x 11'3"
Window to front. Mirrored fronted fitted wardrobes.

Outside
FRONT: Small walled courtyard garden leads to the front door. Shared shared access.

REAR: Fully enclosed rear garden laid mainly to lawn with shared access leading to the front.









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Current marketing photos being utilised are from original marketing in 2024.

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.



TENURE: We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor. 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 clients permission (GDPR 2018). It is your decision whether you choose to deal with

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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