



**76 Bearmore Road**

Cradley Heath, B64 6DU

**£1,095 PCM**

## Property Description

A modern four bedroom, three storey, end terraced property, situated in a convenient location of B64 Cradley Heath. Based within close proximity to local schooling, amenities and transport links.

This spacious property is briefly comprising of: lounge, fitted breakfast kitchen, downstairs WC, first floor bathroom, three first floor bedrooms and a second floor master bedroom with en-suite bathroom. The property also benefits from an enclosed garden to the rear and a single garage in a separate block.

To be let on an unfurnished basis and available immediately. EPC - C / CT Band - C

### Lounge

16'2" x 11'6"

French patio doors leading to enclosed rear garden. Windows to rear.

### Fitted Breakfast Kitchen

9'2" x 13'11"

Window to front. A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, built in electric oven/grill, four ring gas hob and fitted extractor hood over and plumbing for a washing machine.



### Downstairs WC

3'2" x 5'5"

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



### Bedroom Two

Window to rear. Built in wardrobe space.

### Bedroom Three

9'3" x 10'4"

Window to front. Built in eye level and base drawer units incorporating fitted desk space. Built in wardrobe space.

### Bedroom Four

6'6" x 7'7"

Window to rear.

### Family Bathroom

6'6" x 5'5"

Window to front. Three piece suite comprising of: low level flush, pedestal wash hand basin and electric shower over bath.



### Master Bedroom

12'9" x 15'3"

Window to front. Built in wardrobes. Door leading to en-suite bathroom.

### Ensuite Shower Room

8'1" x 7'0"

Window to rear. Three piece bathroom suite comprising of: low level flush, pedestal wash hand basin and mains fed shower unit within separate single shower cubicle



## Garage

8'3" x 16'3"

Up and over door to front (under repair).

## Outside

FRONT - Private front garden with slabbed pathway leading to front door entrance. Side access to the property leading to rear garage.

REAR - Slabbed patio dining area with steps leading down to main garden laid to lawn. Matured shrubbery on its borders and rear access available.

## 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.



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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 and 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