Bloore King & Kavanagh
Sales & Lettings

4 Lewis Road

Stourbridge, DY9 7DR

£1,095 PCM

Property Description
A three bedroom semi detached property between Lye and Stourbridge. Lye train station offers frequent transport to the surrounding areas.

The property briefly comprises: porch, entrance hall, lounge with fireplace, fitted kitchen, downstairs shower room, landing and three bedrooms.

To the front of the property is off road parking with a side access gate which leads to the hard landscaped garden.

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

Porch
Wooden doors to front.

Entrance Hall
Door to front. Stairs to first floor and door to lounge.

Lounge
3.68m x 4.41m (12'0" x 14'5")
Window to front gas fire with surround.

Fitted Kitchen
3.15m x 2.68m (10'4" x 8'9")
Window to rear and door to side. Range of eye and low level units incorporating: plastic sink and drainer, gas hob with extractor over, electric oven and integrated fridge freezer. Space for a washing machine. Cupboard housing boiler.

Downstairs Shower Room
1.31m x 2.65m (4'3" x 8'8")
Window to rear. Three piece suite comprising: Walk in shower cubicle with electric shower, wash hand basin and low level WC. Chrome heated towel rail and tile flooring.

Landing
Window to side and access to loft space.

Bedroom One
4.63m x 3.70m (15'2" x 12'1")
Window to front with overstairs storage.

Bedroom Two
2.47m x 3.38m (8'1" x 11'1")
Window to rear.

Bedroom Three
2.07m x 2.38m (6'9" x 7'9")
Window to rear.

Outside
FRONT: Off road parking with side access gate.

REAR: Hard landscaped garden.

Disclaimer
Current marketing photos are from initial marketing to let at the start of 2025.

Tenant Information (Pets)
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).

Pets:
Where a landlord agrees to accept a pet/s to be kept at the property an increase in the monthly rental will be levied for the entire term of the tenancy from £25 per month per pet.

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