Bloore King & Kavanagh
Sales & Lettings









48 Birchley Park Avenue

Oldbury, B69 2JN

£945 PCM

The Property

A well presented TWO BEDROOM end of terrace home, which is ideally located for the M5 Motorway. Benefitting from recent redecoration throughout.

This lovely home benefits from gas central heating, alarm and double glazing and briefly offers: spacious lounge, kitchen diner with built in oven and hob, landing, two bedrooms and a bathroom.

To the front of the property is off road parking with side access gate and to the rear a fully enclosed garden with patio and raised lawn.

Available NOW and to be let on an unfurnished basis.
EPC - D / CT Band - B

Location

Oldbury, located in the borough of Sandwell, offers excellent transport links with the local motorway links and Langley train station all within easy reach. Sandwell's headquarters are situated in Oldbury Town Centre

Lounge

12'1" x 15'9"
UPVC door to front. Window to front and stairs to first floor with understairs storage. TV and telephone points. Smoke alarm. Door to kitchen.

Kitchen/Diner

12'0" x 10'6"
Window and UPVC door to garden
Good range of eye and low level units incorporating: plastic sink and drainer, integrated Siemens electric oven , with gas hob and extractor hood over, space and plumbing for a washing machine. Maxol gas boiler

Landing

Doors to bedrooms and bathroom. Access to loft space. Smoke alarm.

Bedroom One

12'0" x 9'5"
Window to rear

Bedroom Two

12'0" x 9'11"
L Shape. Window to front. Airing cupboard housing water tank









Bathroom
5'5" x 6'7"
Window to side. Three piece suite comprising: paneled bath with Triton electric shower over, pedestal wash hand basin and low level WC. Shaver point.

Outside
FRONT: Tarmacadum driveway parking with lawned area to side. Side access gate

REAR: Patio area with raised lawn. Wooden shed. Side access gate

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.

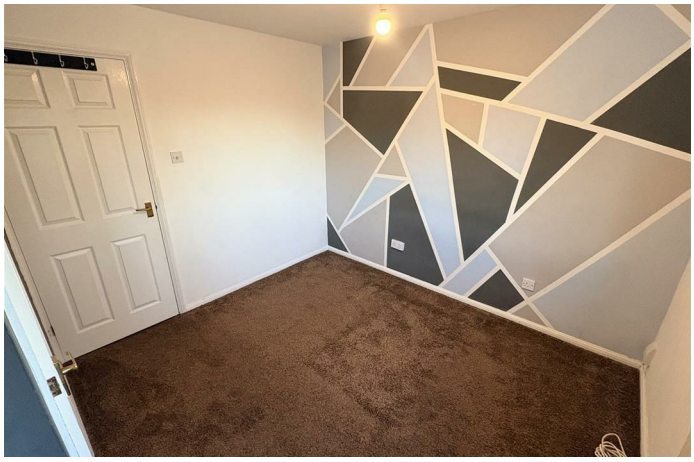
Security Deposit:
A security deposit equivalent to 5 weeks rent is required for a standard tenancy. The security deposit will be lodged with The Deposit Protection Service (DPS). We are members of the Client Money Protect Scheme (CMP).

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