



**88 Highgate Street**  
Cradley Heath, B64 5SA

**£1,150 PCM**

## Property Description

Detached two bedroom house set back from the main Highgate Street, within walking distance to local amenities on Old Hill High Street and frequent transport links.

This well presented, contemporary property is briefly comprising of; entrance hall, downstairs shower room, fitted kitchen diner, lounge, master bedroom with en-suite shower room and a second bedroom. Gas central heating and double glazed throughout.

The property also benefits from allocated off road parking and a private garden surrounding the property. To be let on an unfurnished basis and available immediately. EPC - C / CT Band - C.

### Entrance Hall

Inner doors to downstairs shower room, fitted kitchen diner and lounge. Stairs leading to first floor accommodation.

### Lounge

Patio and bi-fold doors to the rear of the property.

### Fitted Kitchen Diner

Dual aspect room with lovely range of eye and low level unit incorporating: sink and drainer, space and plumbing for a dishwasher, oven with hob and extractor over. Dishwasher left on a non repair basis.



### Downstairs Shower Room

Window to side. Cupboard with plumbing for a washing machine. Three piece suite with fully tiled shower cubicle, vanity unit wash hand basin and low level WC.



### Landing

Access to both bedrooms.

### Master Bedroom

Window to rear and range of fitted wardrobes. Door to:

### Ensuite Shower Room

High level window. Three piece suite comprising: fully tiled shower cubicle, vanity unit wash hand basin and low level WC.



### Bedroom Two

Window to side. Fitted shelving installed.

### Outside

Two allocated parking spaces available with secured gated access to the front and rear of the building. Laid to lawn with large wooden shed.

### 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.

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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 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