Bloore King & Kavanagh
Sales & Lettings









133 Rowley Village

Rowley Regis, B65 9HH

£1,295 Per Month

Property Description
Three bedroom semi detached style property, recent refurbished throughout and within walking distance to local amenities and frequent transport links. Within the catchment area of Blackheath primary school.

The property is briefly comprising of; entrance hall, dining room, refitted kitchen and separate utility space, downstairs Wc, downstairs bedroom/study and a downstairs wet room. To the first floor is the first floor landing, three bedrooms and a shower room. gas central heating throughout.

To the front is significant off road parking and a hardscaped, enclosed rear garden. To be let on an unfurnished basis. EPC - TBA / CT Band A

Entrance Hall
Stairs to first floor accommodation. Doors into dining room and lounge.

Dining Room
Window to front. Opening into:

Refitted Kitchen
2.56m approximate x 3.66m (8'4" approximate x 12'0")
Window to rear. Good range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in electric hob with fitted extractor hood over and an integral electric oven/grill. Partly tiled walls and vinyl flooring. Built in under stairs store and a built in cupboard housing the boiler.

Inner Hallway
Door into downstairs Wc and utility space.

Downstairs Wc
Low level flush Wc installed.

Utility Space
2.34m x 1.02m (7'8" x 3'4")
Forming part of the extension to rear and having plumbing for a washer installed. Window to rear and side door to rear garden.

Lounge
4.42m x 3.48m (14'6" x 11'5")
Window to front. Electric fire installed with wooden surround. Door into:

Downstairs Bedroom/Study
4.30m x 2.18m (14'1" x 7'1")
Window to rear. Door into:

Downstairs Wet Room
2.20m x 1.30m (7'2" x 4'3")
Window to rear. Low level flush Wc installed, pedestal wash hand basin and electric shower unit installed. Fully tiled walls and tiled throughout.

Landing
Loft access available. Doors to all upstairs rooms. Built ins tore available.

Bedroom One
4.49m x 3.53m wp (14'8" x 11'6" wp)
Windows to front and rear. Built in store.

Bedroom Two
3.44m x 2.98m (11'3" x 9'9")
Window to front. Built in store.









Bedroom Three
2.81m x 2.06m (9'2" x 6'9")
Window to rear.

Upstairs Shower Room
1.85m x 2.18m wp (6'0" x 7'1" wp)
Three piece suite comprising of; triple shower cubicle with electric shower unit installed, vanity unit wash hand basin and low level flush Wc installed. Partly tiled walls and vinyl flooring. Windows to rear and side.

Outside
FRONT: Off road parking to front for multiple vehicles. Block paved pathway leading to front entrance.

REAR: Hardscaped rear garden, with slabbed pathway leading to outside rear store house. Raised flower beds installed.

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.









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.

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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