



**19 Broadway Grove, Worcester, WR2 5EX**  
**£1,100 Per Calendar Month**

Located close to local amenities, this semi detached house has accommodation to include entrance hall, living room, dining room and kitchen whilst to the first floor there are three well proportioned bedrooms and bathroom with separate WC. To the rear is an enclosed garden with access to off road parking and to the side of the property a large covered utility store. Available from February 2026.

### Entrance Hall

A part glazed entrance door leads into the Entrance Hall with window to side, radiator, staircase rising to the First Floor Landing with cupboard below. Doors lead to the Living Room, Dining Room and Kitchen.

### Living Room 11'3" x 10'3" (3.45 x 3.14)

Double glazed window to front, radiator.

### Dining Room 11'8" x 10'4" (3.57 x 3.15)

Double glazed window to rear, radiator.

### Kitchen 6'11" x 7'5" (2.13 x 2.28)

Fitted with base and eye level units with work surfaces over and one and a half bowl sink unit/ Plumbing for washing machine, electric cooker, window to rear, under stairs recess and part glazed door to side porch.

### Side Porch

Adjoining the side of the property is a timber porch with doors to both front and rear elevations. Power point and latched door to boiler cupboard housing 'Alpha' gas central heating boiler.

### First Floor Landing

From the Entrance Hall the staircase rises to the First Floor Landing with window to side and doors to all rooms.

### Bathroom

Fitted with a white suit comprising shower bath with curved screen, mixer tap and shower attachment. Pedestal wash hand basin, radiator and extensive wall tiling.

### Separate WC

Low level WC, window to rear.

### Bedroom One 10'4" x 8'3" (3.16 x 2.53)

Window to rear, radiator and built in cupboard to chimney breast recess.

### Bedroom Two 11'6" x 9'10" (3.52 x 3.02)

Double glazed bay window to front, radiator and wooden staircase leading to the loft storage space.

### Bedroom Three 7'6" x 7'10" (2.29 x 2.39)

Double glazed windows to front and side elevations, radiator.

### Outside

Approached from Broadway Grove a flight of steps lead up to the entrance door with a lawned fore

garden and shrub border.

A door leads into the side porch and to the rear garden beyond.

To the rear of the property is a paved patio seating area with sloping pathway leading up to a lawn with two timber sheds, floral bed and pathway leading to both a raised timber seating area and gated access to the parking space located at the rear of the property.

### Council Tax Band

We understand that this property is council tax band C

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

### Tenancy Fees

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution

of new legal documents.

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

### **Tenancy Managed**

This Tenancy will be managed by Denny & Salmond on behalf of the landlord.

The tenancy agreement will be set up on an initial 6 months period.

Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.

Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

### **Video Walk Through**

A video tour is available on this property copy this URL into your browser bar on the internet <https://youtu.be/1i5yl8GlrNE>

### **Disclaimer**

Photographs of this property were taken prior to the current tenant's occupation.

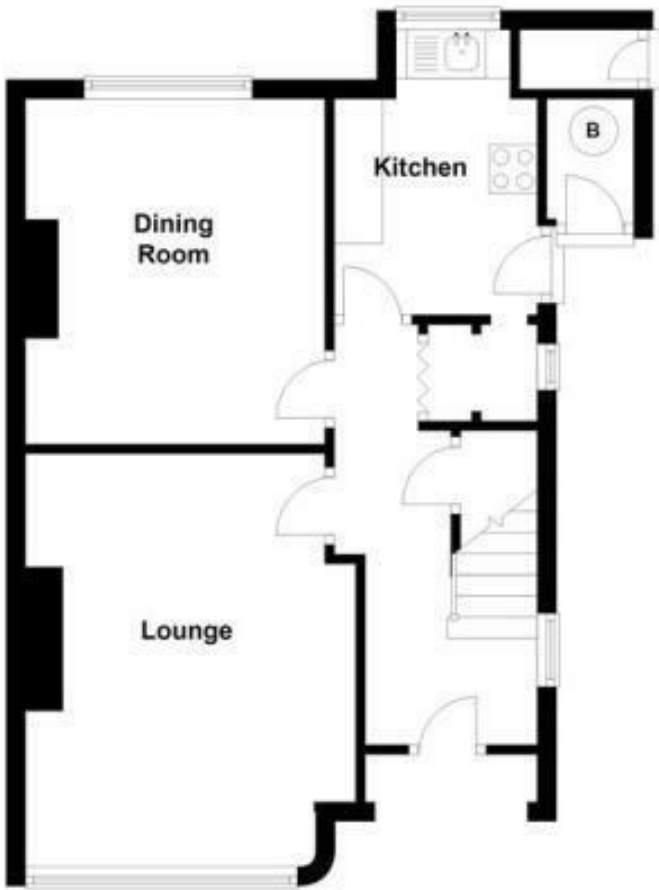
The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

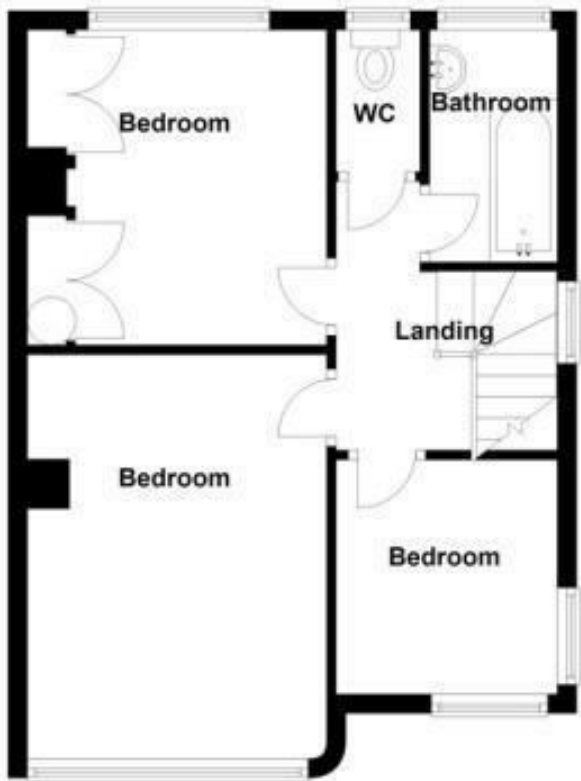


Floor Plan

Ground Floor

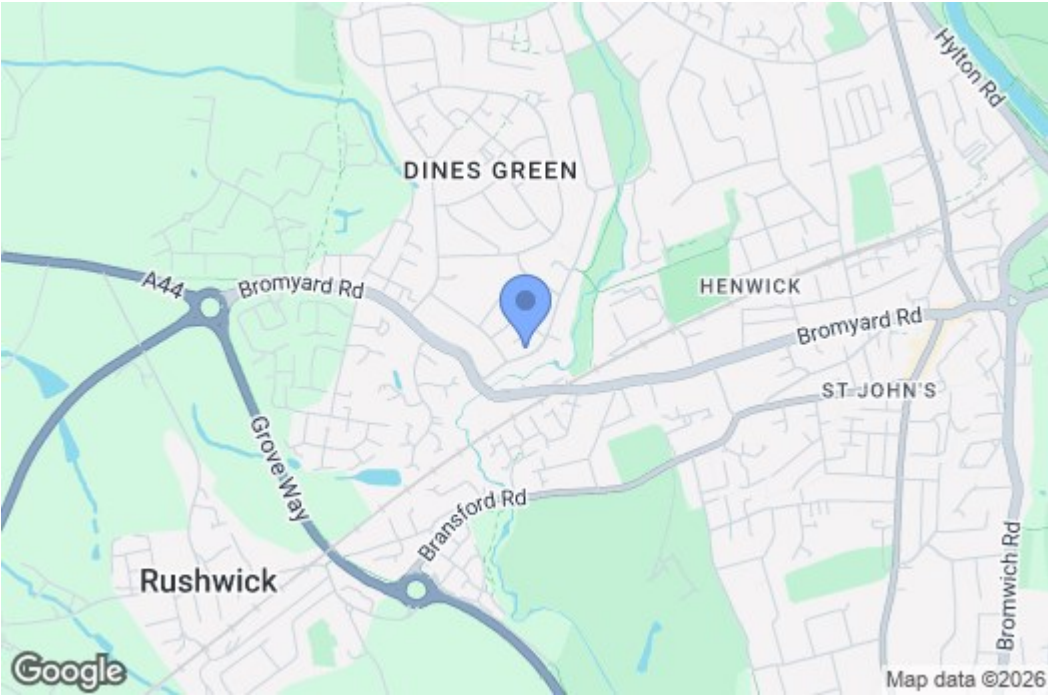


First Floor

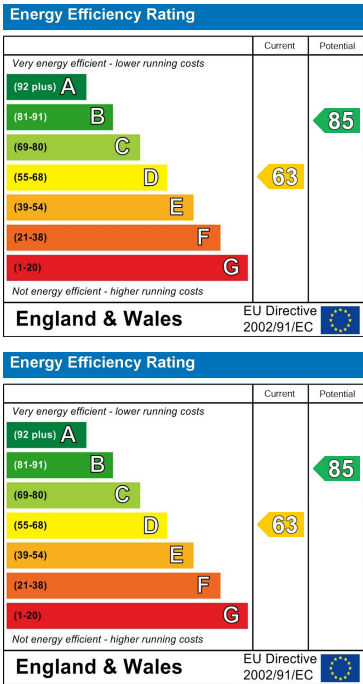


19 Broadway Grove, Worcester

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.