



## 40 DOVECOTE ROAD, BROMSGROVE, B61 7BP

**£975 PER CALENDAR MONTH**

An extremely well presented property in Bromsgrove that comprises: entrance porch, spacious hallway with stairs to the first floor, fitted kitchen with a built in oven and hob, conservatory/utility to the side with plumbing for a washing machine, dishwasher etc, a large lounge with door off to the rear garden and a separate dining area which could also be used as another bedroom. To the first floor you have, two double bedrooms, one decent single bedroom and bathroom with shower overhead. This property also boasts gas central heating, UPVC windows and doors, is within close proximity to schools and local amenities and has off road parking. Available late December. Please contact the office to arrange a viewing now!

A Holding Deposit of £225.00 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date. Vizors is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.

All tenancies start with a initial 6 month fixed term, unless agreed by negotiation.  
COUNCIL TAX BAND: C (correct at the time of marketing commencement)

## Vizors Estate Agents Ltd

📍 Hyde House, 52 Bromsgrove Road  
Redditch B97 4RJ

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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