

# New homes for rent at **Raleigh Street**

Walsall





# DIFRENT

## Contents

- 2 Location Information
- 3 Local Map
- 4 Site Map

### **PROPERTY INFORMATION**

- 6 Hardwick - 2 Bedroom Home
- 8 Eveleigh - 3 Bedroom Home
- 10 Eveleigh ES - 3 Bedroom Home
- 12 Eveleigh WF - 3 Bedroom Home
- 14 Hester - 4 Bedroom Home
  
- 16 About Us
- 17 Community Engagement
- 18 Our Spec
- 20 Resident Fees



**No mortgages, no ties, no pressure.  
Just outstanding homes**

## Raleigh Street

### LOCATION INFORMATION & MAP

**Raleigh Street is a fantastic new development of 2, 3 & 4 bedroom houses located in the market town of Walsall, halfway between Birmingham and Wolverhampton.**

This development boasts excellent transport links with Walsall train station less than a mile away offering direct links to Birmingham, Wolverhampton and Lichfield, as well as easy access to the wider area via the M6 & M42. Raleigh Street also offers a plethora of retail & nightlife opportunities from the centre of Walsall as well as the buzzing Birmingham close by.

Families moving to the area will benefit from 10 Ofsted rated 'good' or 'outstanding' schools all within 2 miles of the site including Reedswood E-Act Academy & North Walsall Primary academy.



Access the site using postcode WS2 8RB





# Raleigh Street

## SITE MAP



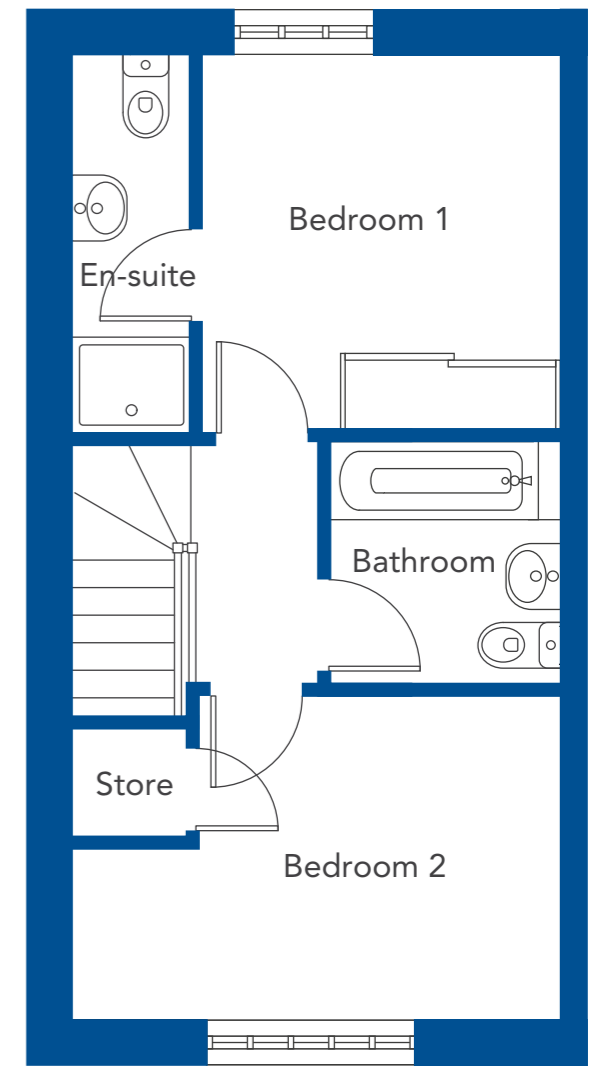
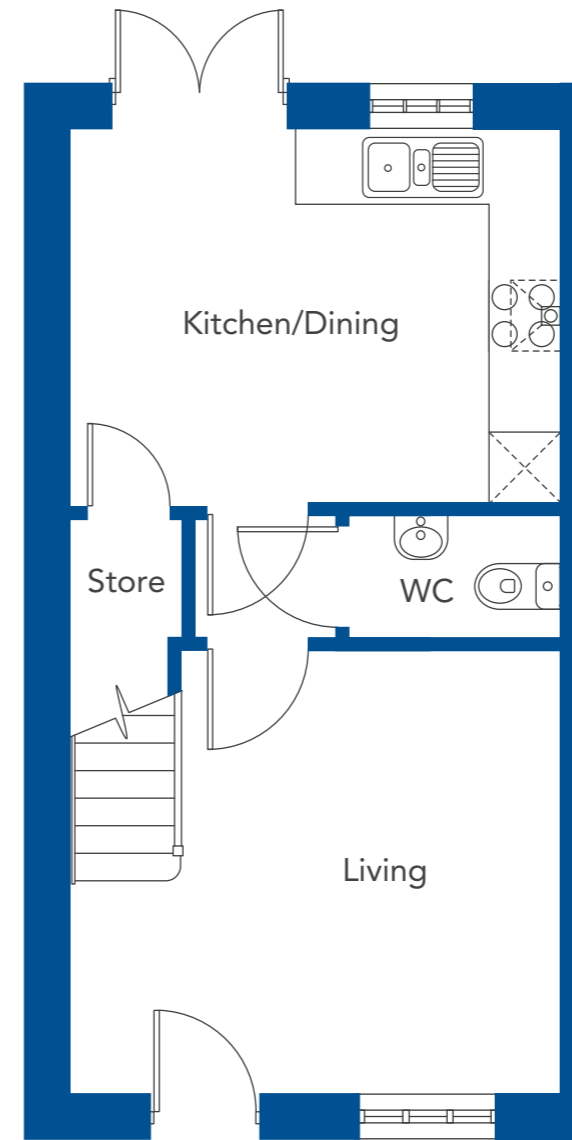


RALEIGH STREET THE HARDWICK

**The Hardwick is a fantastic two bedroom home perfectly designed for modern living.**

Entering the Hardwick you're welcomed with a bright and spacious Living room. Towards the back of the property is an open plan kitchen/diner, fully fitted with appliances, featuring French windows opening onto the private back garden.

Upstairs there are two comfortable sized bedrooms and a modern bathroom. The first bedroom includes an en-suite & fitted wardrobe whilst the second bedroom benefits from a useful built-in store cupboard.



**THE HARDWICK**

**Living**

4.13x3.74m (13'7"x12'3")†

**Kitchen/Dining**

4.13x3.19m (13'7"x10'5")

**Bedroom 1**

3.05x3.21m (10'0"x10'5")

**Bedroom 2**

4.13x2.74m (13'7"x9'0")†

**En-suite**

1.04x3.21m (3'5"x10'6")

**Bathroom**

1.97x2.08m (6'6"x6'10")

These measurements may vary slightly by plot. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and we reserve the right to amend the specifications as necessary and without notice. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Images are indicative only.

† Denotes longest measurement taken.



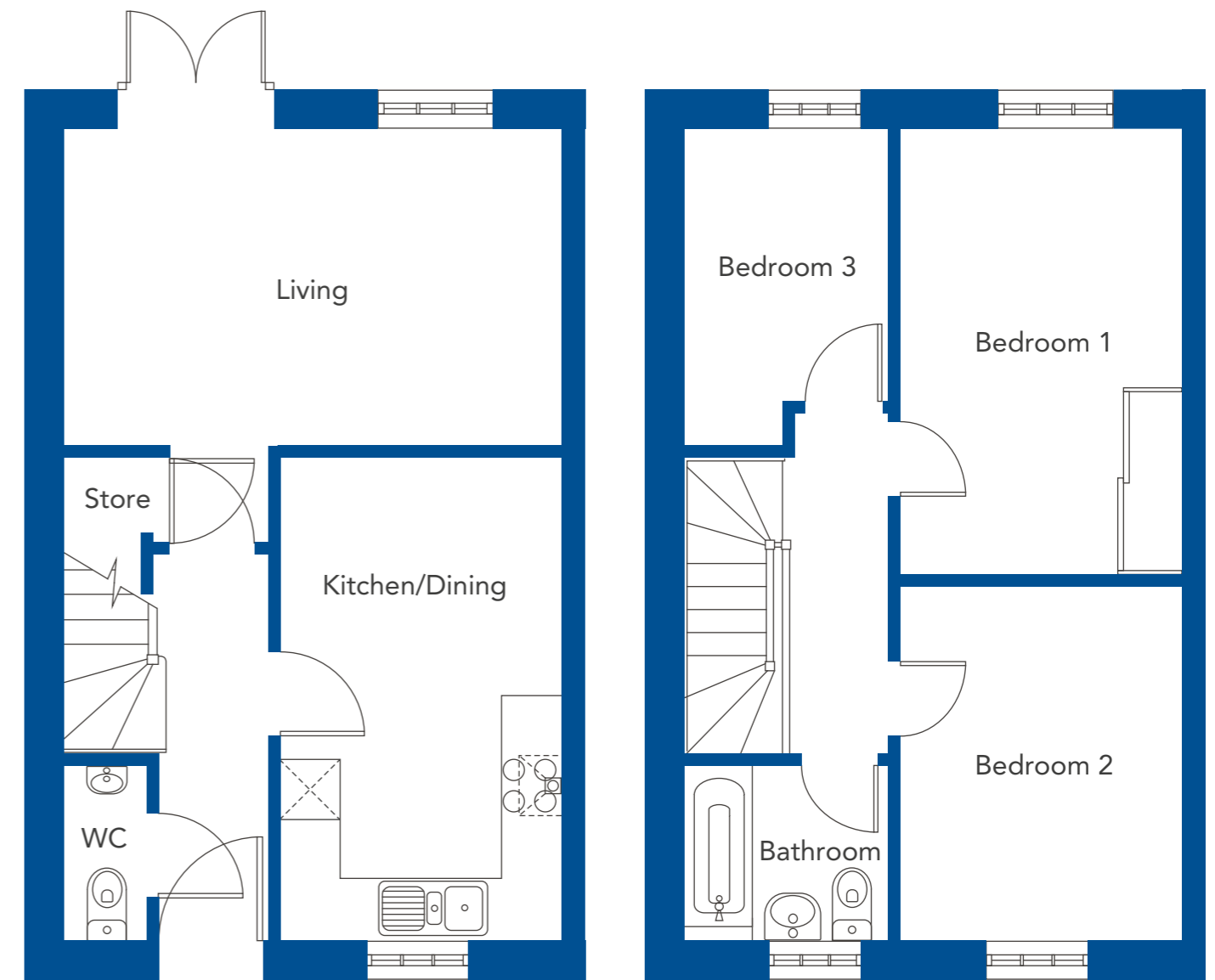


RALEIGH STREET THE EVELEIGH

**The Eveleigh offers a beautifully designed three bedroom home ideal for couples & families.**

Walking in through the front door, you're welcomed by a hallway including a convenient WC. To one side of the property is an open plan kitchen/diner fully integrated with appliances, whilst to the back is a light and airy living room with a set of French windows onto the garden to bring the outside in.

Upstairs there is a main bedroom complete with fitted mirrored wardrobes as well as two further bedrooms. This floor also includes a modern, family bathroom.



**THE EVELEIGH**

**Living**

5.07x4.14m (16' 8"x13' 7")<sup>†</sup>

**Kitchen/Dining**

2.88x4.84m (9' 6"x15' 10")

**Bedroom 1**

2.88x4.51m (9' 6"x14' 9")

**Bedroom 2**

2.88x3.56m (9' 6"x11' 8")

**Bedroom 3**

2.12x3.24m (7' 0"x10' 8")<sup>†</sup>

**Bathroom**

2.12x1.78m (7' 0"x5' 10")

These measurements may vary slightly by plot. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and we reserve the right to amend the specifications as necessary and without notice. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Images are indicative only.

<sup>†</sup> Denotes longest measurement taken.



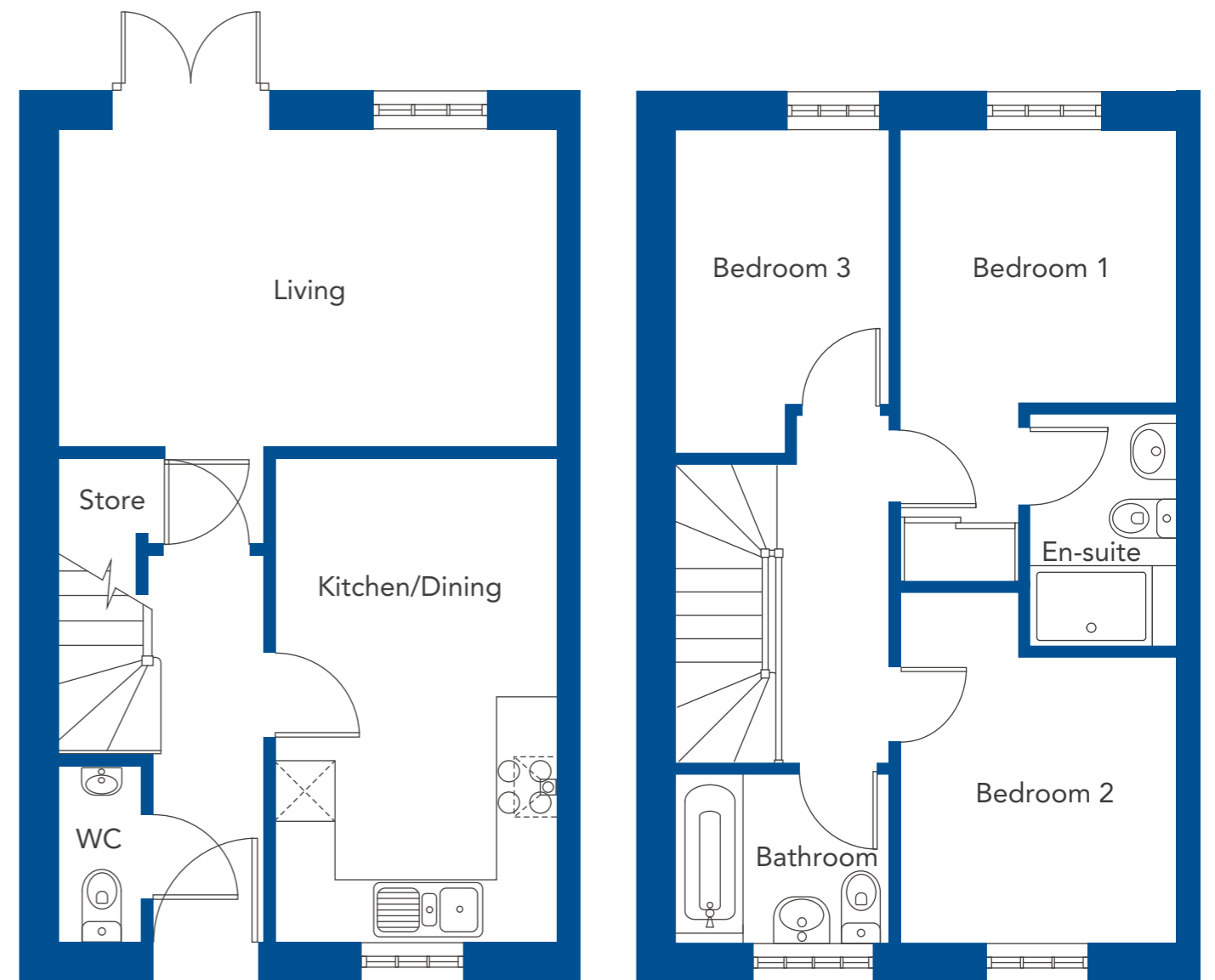


RALEIGH STREET THE EVELEIGH ES

**The ES variant follows the basic layout of the standard Eveleigh but benefits from an en-suite off the main bedroom.**

On the ground floor, there is an open plan kitchen/diner fully fitted with appliances to one side with a convenient downstairs cloakroom to the other side. As you walk through the property, you're led into a bright and spacious living area with French windows opening out onto your private back garden. This room also benefits from a built in cupboard for extra storage.

Upstairs, there is large main bedroom complete with en-suite as well as mirrored, fitted wardrobes. The first floor also includes two further bedrooms as well as stylish, family bathroom.



## THE EVELEIGH ES

### Living

5.07x4.14m (16'8"x13'7")†

### Kitchen/Dining

2.88x4.84m (9'6"x15'10")

### Bedroom 1

2.83x2.76m (9'3"x9'1")†

### Bedroom 2

2.83x2.40m (9'3"x7'10")†

### Bedroom 3

2.16x3.25m (7'1"x10'8")†

### Bathroom

2.16x1.79m (7'1"x5'10")

### En-suite

1.53x2.32m (5'0"x7'7")

These measurements may vary slightly by plot. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and we reserve the right to amend the specifications as necessary and without notice. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Images are indicative only.

† Denotes longest measurement taken.



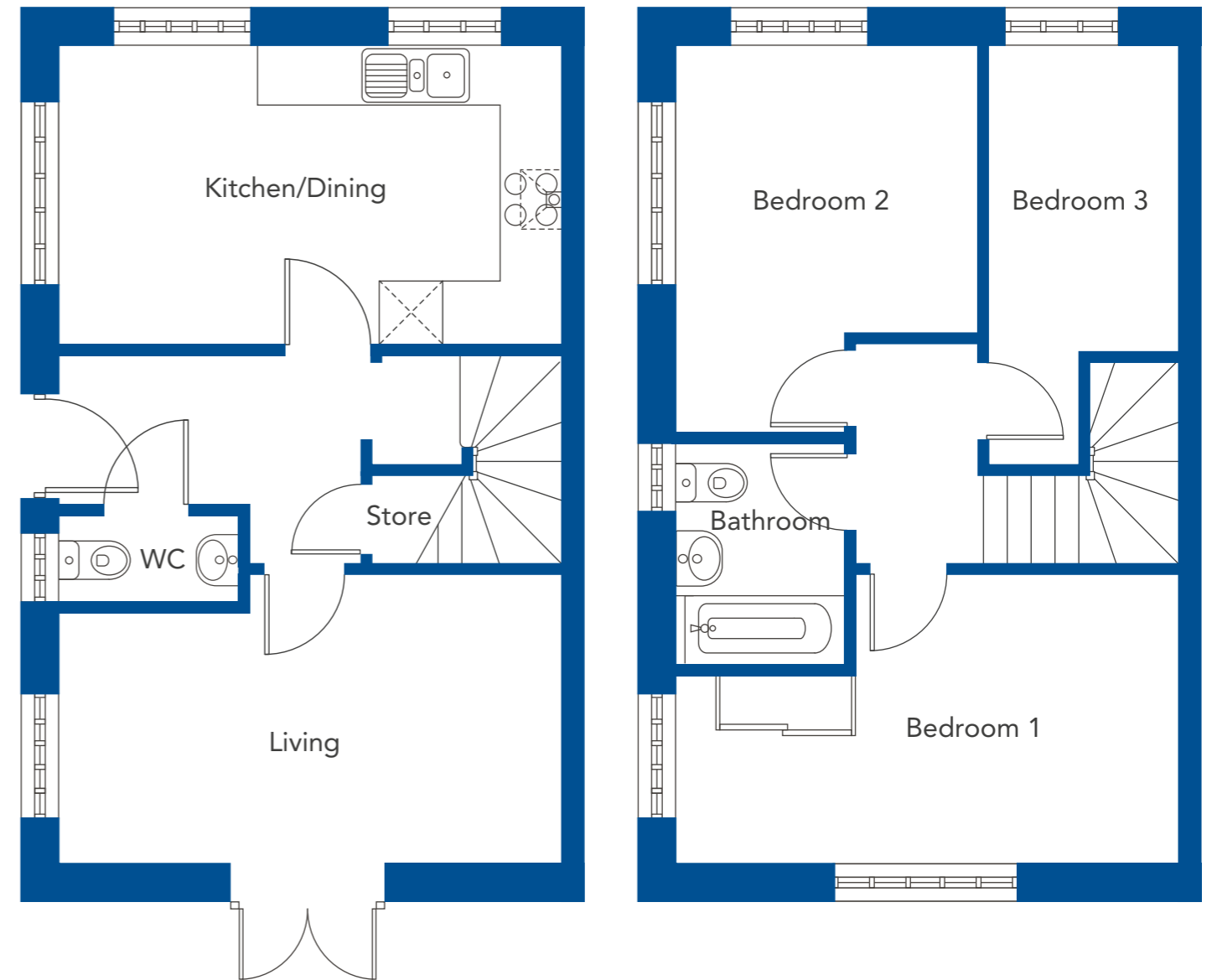


RALEIGH STREET THE EVELEIGH WF

**The Eveleigh WF benefits from a wide frontage orientation.**

On the ground floor, there is an open plan kitchen/diner fully fitted with appliances to one side with a convenient downstairs cloakroom to the other side. As you walk through the property, you're led into a bright and spacious living area with French windows opening out onto your private back garden. This floor also benefits from a built in cupboard for extra storage.

Upstairs, there is large main bedroom complete with fitted, mirrored wardrobes and two further bedrooms. Towards the front of the property is a stylish family bathroom.



**THE EVELEIGH WF**

**Living**  
5.03x2.82m (16'6"x9'3")†

**Kitchen/Dining**  
5.03x3.00m (16'6"x9'8")

**Bedroom 1**  
5.03x2.87m (16'6"x9'5")†

**Bedroom 2**  
3.03x3.87m (9'11"x12'8")†

**Bedroom 3**  
1.94x4.1m (6'4"x13'5")†

**Bathroom**  
1.74x2.23m (5'8"x7'4")

These measurements may vary slightly by plot. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and we reserve the right to amend the specifications as necessary and without notice. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Images are indicative only.  
† Denotes longest measurement taken.





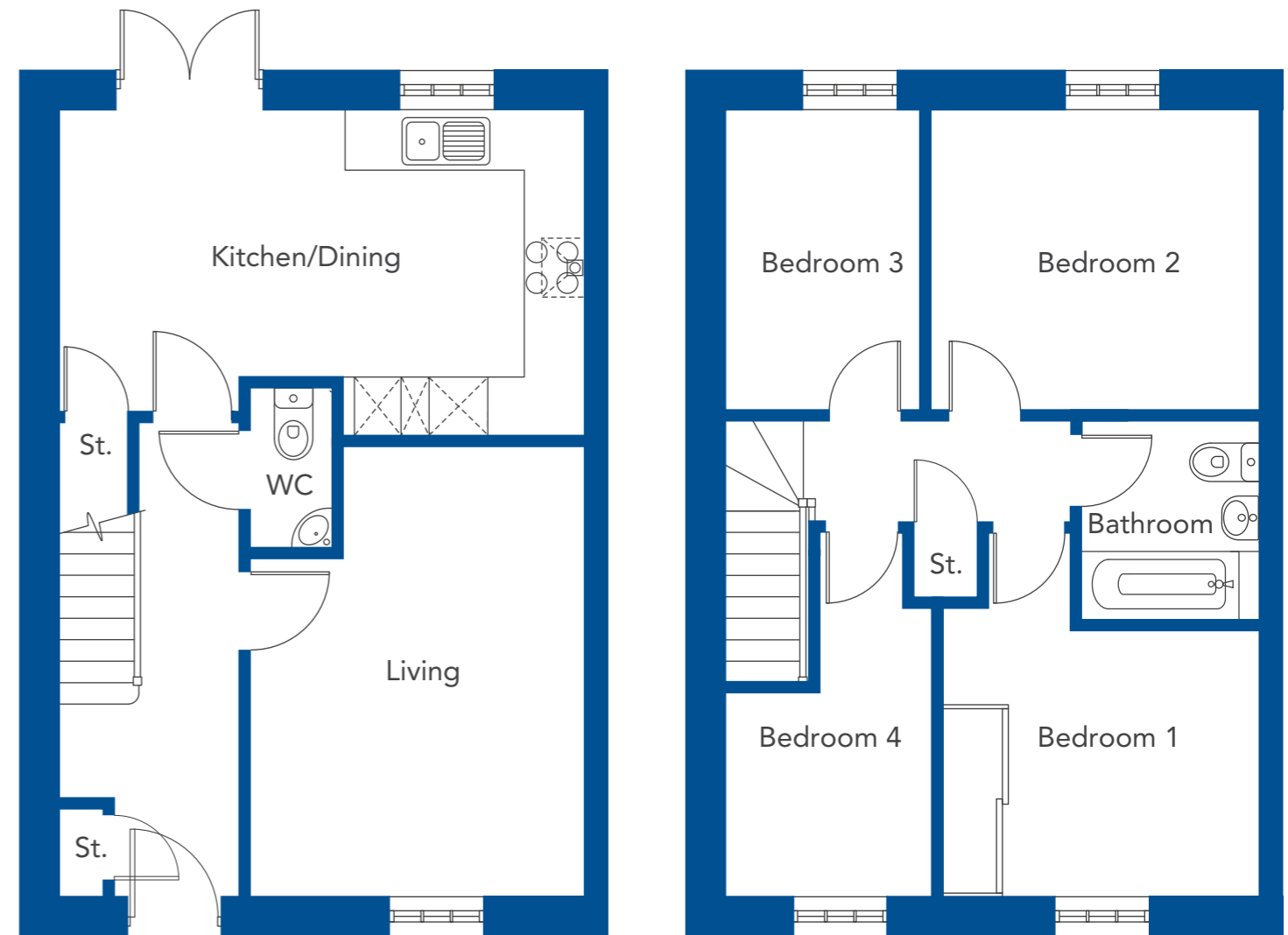
RALEIGH STREET THE HESTER

**The Hester is a stunning, four bedroom home ideal for families.**

Entering the Hester you're welcomed by a hallway that leads to the living room to one side and an open plan kitchen/diner fully fitted with appliances towards the back of the property. The kitchen/diner benefits from a set of French windows taking you out into your private back garden making this the perfect space for entertaining. The ground floor also features a useful store cupboard & WC.

Upstairs, you'll find a comfortable main bedroom with fitted, mirrored wardrobes, three further bedrooms and a modern family bathroom. This floor includes a further storage cupboard on the landing for tidying away those odds & ends.

\*Some plots include Bay window in the Living room.



**THE HESTER**

**Living**

3.71x4.93m (12' 2"x16' 2")†

**Kitchen/Dining**

5.82x3.54m (19' 1"x11' 7")†

**Bedroom 1**

3.41x4.00m (11' 2"x13' 2")†

**Bedroom 2**

3.56x3.29m (11' 8"x10' 10")

**Bedroom 3**

2.19x3.29m (7' 2"x10' 10")

**Bedroom 4**

2.39x4.00m (7' 10"x13' 2")†

**Bathroom**

1.95x2.17m (6' 5"x7' 2")

These measurements may vary slightly by plot. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and we reserve the right to amend the specifications as necessary and without notice. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Images are indicative only.

† Denotes longest measurement taken.



# Living **DIF**ERENT

## ABOUT US

We're DifRent to the rest – with us, you get a professionally managed home built exclusively for private rent. Whether you're after a one bed apartment or a four bed family home, we've got you sorted!

By renting from a corporate landlord, you get the security of high standards with 24/7 customer service and emergency maintenance support. We're about creating rental homes for life, so our properties are never going to be sold from beneath your feet.



As a DifRent resident, you get a whole lot more...

Moving home is great, and getting to know your new area is even better! We want our residents to get involved, from seasonal competitions with excellent prizes to on-site events bringing everything from Easter egg hunts to pizza to Santa Clause to your door, you'll find yourself a part of a great neighbourhood of like-minded people.







Our kitchens are fully integrated with white goods including fridge-freezers, dishwashers, ovens, hobs and washers. All you have to do is cook!



White walls and woodwork, combined with chrome finishings on the doorframes, all create a modern, slick look to your home.



# OUR SPEC



# It's time to live **DIF**RENT



Laminate flooring on the ground floors and hard-wearing carpet upstairs, every DifRent home is designed and kitted out to deal with the realities of today's living.



All our houses have private back gardens so you have your own little slice of turf.



Our bathrooms, toilets and en-suites are also modern white suites providing you with all you need for you and your family.



# RESIDENT FEES

## Permitted Payments under a DifRent Assured Shorthold

In addition to your Rent, you may be expected to pay any or all of the below before, during and after your tenancy in line with your Assured Shorthold Tenancy agreement and government legislation:

Fee Type	Details	Date Payable	Amount
<b>Refundable Holding Deposit</b>	A holding deposit will be required in order to secure the property.  By paying this holding deposit you give your consent for this said holding deposit to be held on account until your first month's rent becomes due. (Typically within 90 days).  The holding deposit will be paid towards your first month's rent.	The holding deposit will be collected by DifRent as soon as you have completed the referencing application form at which point the property will be removed from the market.	Equivalent to one week's rent rounded down to the nearest £10. e.g if your rent is £750 pcm then the holding deposit will be £170.
<b>DifRent may retain your holding deposit if:</b>			
<ul style="list-style-type: none"> <li>You provide misleading information on your application form</li> <li>You fail a Right to Rent Check</li> <li>You change your mind about the property and withdraw your application</li> <li>You have failed to take reasonable steps to enter into the tenancy</li> </ul>			
<b>Refundable Tenancy Deposit</b>	This is your Security Deposit.  Your Deposit will be registered with the Deposit Protection Service for the duration of your Tenancy.	The DifRent Team will contact you to advise when all payments are required.	Equivalent to 5 week's rent.
<b>First Month's Rent</b>	Your first month's rent is due in advance.	The DifRent Team will contact you to advise when all payments are required.	1 month's rent (less any holding deposit that has been collected).

## Residents may also be charged the following fees for services provided during the tenancy:

Fee Type	Details	Date Payable	Amount
<b>Default Fee</b>	A payment that is required in the event of a default by the resident: <ul style="list-style-type: none"> <li>Lost key</li> <li>Lost security device giving access to the housing.</li> </ul>	Payable on request by the DifRent Team.	A reasonable cost that has been incurred by the Landlord.
<b>Late Payment Fee</b>	Fee will be added to the resident's account when rent falls overdue (by 14 days or more).	Payable when rent falls overdue.	Any fee charged must be no more than 3% above the Bank of England Base Rate (this is only applicable to the late payment fee not a Default Fee).
<b>Variation of Tenancy Fee</b>	Payments on assignment, variation or novation of a tenancy at the resident's request.	Payable on request by the DifRent Team following the resident request.	Capped at £50 or the reasonable costs incurred if greater.
<b>Early Termination Fee</b>	Payments in respect of early termination of a tenancy agreement at the resident's request.	Payable on request by the DifRent Team following the resident request.	Capped at DifRent's loss of rent.

Residents may be expected to pay additional amounts for services incurred during your tenancy such as: Council Tax, Energy and Utilities, Television Licences, Phone and Internet services. These are not included with your rent or payments to DifRent. It is the responsibility of the resident to arrange for payment for these services where applicable.

Accurate as of May 2020

## Criteria for Application

All applications are based on minimum household affordability of 30 x the monthly rent payment. If the applicant has historic or current credit issues such as CCJ's, IVA's, Bankruptcy then these must be disclosed to the letting agent before a holding deposit is paid so they can establish whether you are likely to be accepted for tenancy.

All applicants are referenced through Let Alliance against a criteria agreed with the Landlord and will include proof of identification, proof of residence, credit check, Right to Rent check and proof of income, passing a reference does not constitute acceptance for tenancy and the Landlord can decline an applicant without reason. All offers to tenancy are made Subject to Contract.





It's time to live  
**DIFRENT**

0345 686 0936

[contactus@livedifrent.com](mailto:contactus@livedifrent.com)

[www.livedifrent.com](http://www.livedifrent.com)



Live DifRent