



1 Petford Street
West Midlands, B64 6DZ

£925 PCM

Property Description

A recently refurbished two bedroom semi detached style property, close to Old Hill and Cradley Heath train stations and frequent transport links. Convenient amenities are also located nearby.

The property is briefly comprises: entrance hall, downstairs WC, lounge, fitted kitchen, landing, two bedrooms and upstairs family bathroom. Gas central heating and double glazed throughout.

The property also benefits from a low maintenance garden to the rear, allocated parking and a garage. To be let on an unfurnished basis.

EPC - C / CT Band - B

Location

Cradley Heath is wonderful area and remains a charming Black Country town with a traditional high street. There are plenty of shops and amenities close by with a large Tesco supermarket within walking distance. Cradley Heath has great transport links with Cradley Heath and Old Hill train stations servicing Birmingham City Centre and Stourbridge Junction.

Entrance Hall

Doors leading to downstairs WC and lounge. Alarm system installed.

Downstairs WC

Two piece suite comprising: Low level WC and pedestal wash hand basin.

Lounge

3.63m x 4.94m (11'10" x 16'2")

*measured at widest point.

Maximum width into under stairs recess. Door leading to fitted kitchen. Stairs leading to first floor accommodation. Patio doors to rear and laminate flooring.

Fitted Kitchen

2.44m x 2.60m (8'0" x 8'6")

*measured at widest point

Window to front. Good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral oven/grill with four ring gas hob with fitted extractor over and plumbing for a washer. Boiler housed in cupboard on front wall.

Landing

Storage cupboard and access to loft space.

Bedroom One

3.00m x 3.39m (9'10" x 11'1")

*measured at widest point.

Window to the rear and fitted wardrobes

Bedroom Two

2.08m x 3.56m (6'9" x 11'8")

*measured at widest point.

Window to front. Built in storage.



Bathroom

1.42m x 2.36m (4'7" x 7'8")

Window to front. Three piece bathroom suite comprising: low level flush WC, pedestal wash hand basin and bath with mains fed shower unit installed over.

Gardens

Front: Small grass area and pathway leading to the front door.

Rear: Gravelled garden with paved patio area and gate to the rear.

Garage

Located to the rear of the property with up and over door. Parking space allocated.

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. **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.