



**29 Kidderminster Road**  
**Stourbridge, DY9 0PZ**

**£2,000 Per Calendar Month**

## Property Description

A beautiful five bedroom, three storey semi detached style property, having original features throughout and situated on the popular Kidderminster Road, ideal catchment for local sought after schooling.

The property is briefly comprising of; porch, entrance hall, front dining room, rear lounge, extended fitted kitchen diner, sitting room, downstairs shower room and utility room all on the ground floor. First floor accommodation comprises master bedroom with ensuite shower room, two further bedrooms, one with a walk in wardrobe and a family house bathroom. Stairs leading to second floor accommodation then, where two further bedrooms are allocated along with an upstairs shower room.

Off road parking is available to the front and the property benefits from a well maintained, enclosed rear garden. To be let on an unfurnished basis and available immediately. EPC - TBA / CT Band - E

## Porch

Minton flooring laid. Door into:

## Entrance Hall

Minton flooring laid with stairs leading to first floor accommodation. Doors into front and rear reception rooms and through to extended fitted kitchen diner. Access to cellar store available.

## Dining Room

4.75m x 4.25m wp (15'7" x 13'11" wp)

Maximum length into bay. Windows to front and side. Coving.

## Spacious Lounge

4.43m x 7.74m (14'6" x 25'4")

Window to front. Internal double doors into extended fitted kitchen diner.

Separate doors opening to rear garden also. Coving.

## Sitting Room

4.56m x 3.56m (14'11" x 11'8" )

Windows to rear and side.

## Extended Fitted Kitchen Diner

6.16m x 5.54m (20'2" x 18'2" )

Bi-fold doors opening to side. Tiled throughout. Good range of eye and low-level units incorporating: 1 1/2 built in ceramic sink unit, built in Stoves double oven with extractor hood built over within central island, freestanding American style fridge freezer and an integral dishwasher. Leading through to inner hallway with utility room and downstairs shower room access.

## Downstairs Shower Room

1.22m x 2.74m wp (4'0" x 8'11" wp )

Three piece suite comprising; low level flush WC, pedestal wash hand basin and separate single shower cubicle with mains fed shower unit installed. Heated towel rail installed. Tiled flooring.

## Utility Room

3.01m x 1.46m (9'10" x 4'9" )

Housing combi boiler. Stainless steel sink with eye and low level units installed. Plumbed for washer.

## First Floor Landing

## Master Bedroom

4.73m x 5.32m wp (15'6" x 17'5" wp )

Window to front. Coving. Fitted wardrobes. Door into:

## En-suite Shower Room

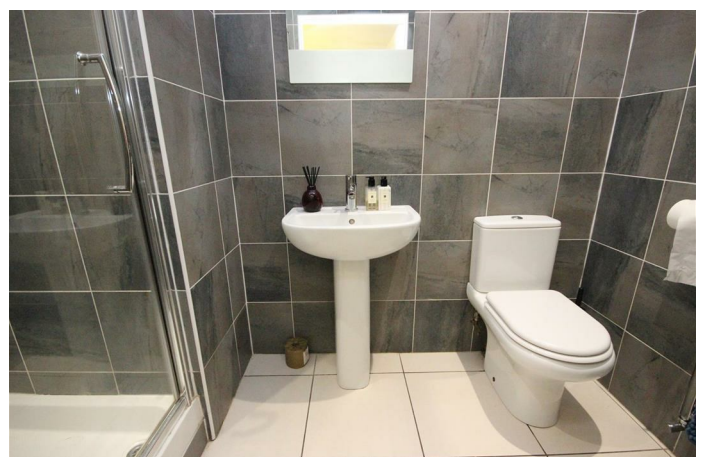
1.78m x 2.21m (5'10" x 7'3" )

Window to front. Three piece suite comprising; low level flush WC, vanity unit wash hand basin and separate double shower cubicle with mains fed shower unit installed. Heated towel rail installed. Partly tiled walls and tiled flooring.

## Bedroom Two

3.90m x 4.46m (12'9" x 14'7" )

Freestanding wardrobes installed. Window to rear.



### House Bathroom

2.03m x 2.62m (6'7" x 8'7" )

Window to side. Four piece suite comprising; low level flush WC, freestanding bath, vanity unit wash hand basin and separate double shower cubicle with mains fed shower unit installed. Heated towel rail installed. Fully tiled walls and tiled flooring.

### Bedroom Three

First Floor: 3.61m x 3.04m - Window to rear. Fitted wardrobes and drawer units throughout. Stairs leading up to:

Second Floor: 3.59m x 3.03m - Window to rear.

### Second Floor Landing

Built in storage within eaves.

### Bedroom Four

3.86m x 2.91m (12'7" x 9'6" )

Window to side. Built in eaves storage.

### Bedroom Five

4.22m x 2.70m (13'10" x 8'10" )

Window to side. Built in eaves storage.

### Second Floor Shower Room

2.91m wp x 2.58m (9'6" wp x 8'5" )

Window to front. Three piece suite comprising; low level flush WC, pedestal wash hand basin and separate single shower cubicle with mains fed shower unit installed. Heated towel rail installed.

### Enclosed Garden

Slabbed throughout with new lawn being laid to the rear. Additional rear store available, ideal for storage purposes.

### 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).

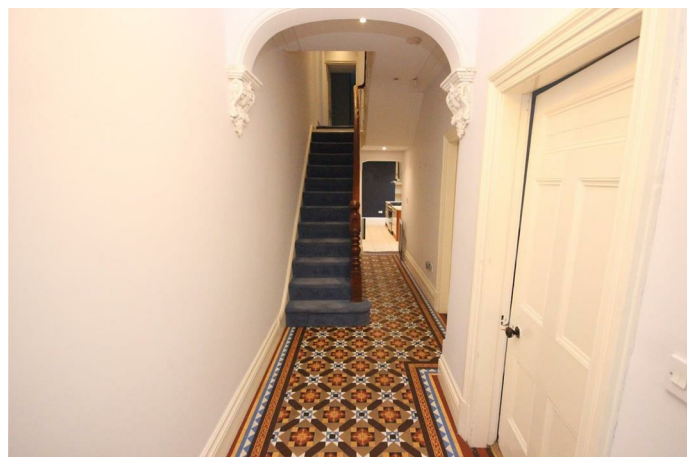
Allowable Fees:

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.