



**12 Verbena Road**  
Birmingham, B31 1NG

**£1,550 PCM**

## The Property

A fantastic opportunity to rent this beautifully presented fully refurbished THREE/FOUR BEDROOM semi detached property in a great location on Verbena Road, Birmingham.

This wonderful family home has gone through an extensive program of refurbishment featuring new kitchen with fitted appliances, downstairs wet room, upstairs bathroom, décor and flooring throughout as well as external upgrades with large driveway to the front with store and decking to the rear garden. The house also comes with a cleaner and gardener twice monthly included in the rental.

The property comprises: porch, entrance hall, lounge with media wall, fitted kitchen dining room, a very useful side room which could be utilised as a dining room, study, family room or a further bedroom four. Next to this is the utility room and downstairs wet room with shower toilet and sink. Upstairs there are three bedrooms and a family bathroom. To the front and side is an extensive block paved driveway leading to the garage and to the rear is a low maintenance fully enclosed garden laid with decking. Council Tax Band: C // EPC Rating: D

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### Frontage

An extensive block paved driveway providing parking for several vehicles to the front and side with vehicle security posts. Surrounded with attractive lawned garden and planting.

### Porch

Entrance porch with door to the entrance hall.

### Entrance Hall

Laminate floor and stairs rise to the first floor.

### Lounge

A spacious lounge featuring a wonderful media wall with integrated electric fire and space and power for a TV to be mounted (TV in the photograph is not included in the rent however is available to purchase from the landlord for £400) Two windows and a door to the rear garden.

### Kitchen Dining Room

A beautifully appointed brand new kitchen featuring a range of eye and low level units incorporating: composite sink and drainer, electric hob with extractor over, electric eye level oven and integrated dishwasher. Dining area to the rear with window overlooking the garden. Laminate floor. Wired socket to enable a wall mounted TV.

### Family room / Study or potential Fourth Bedroom

A fantastic space situated off the kitchen which could be utilised for various uses such as a family room, study or a fourth bedroom due to the downstairs wet room. Window to the side. Laminate floor.

### Utility Room

A range of eye and low level units. Door leads to the rear garden.

### Wet Room

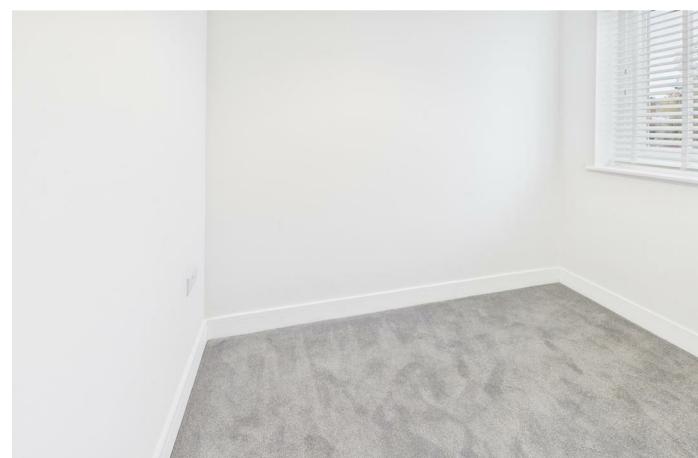
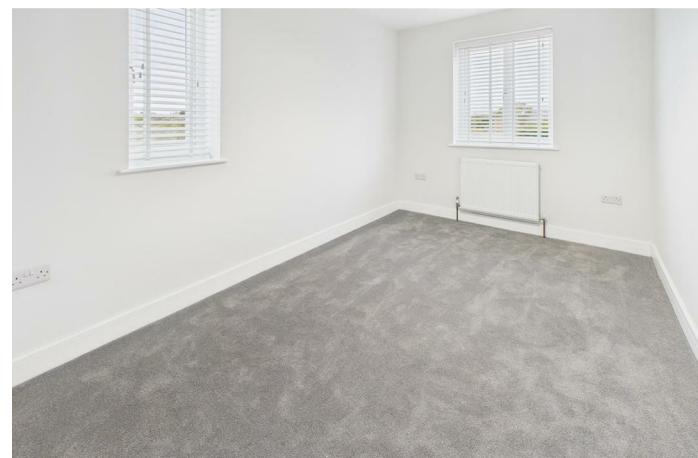
A beautifully appointed brand new wet room featuring a shower, low level WC and wash hand basin.

### Landing

Window to the front. Beautiful wooden staircase with glass inserts. No loft access for tenancy.

### Bedroom One

Window to the rear. Wired socket to enable a wall mounted TV.



## **Bedroom Two**

Windows to the side and rear. Wired socket to enable a wall mounted TV.

## **Bedroom Three**

Window to the front. Overstairs cupboard.

## **Bathroom**

A beautifully appointed brand new bathroom featuring a panelled bath with shower over, low level WC and wash hand basin. Window to the side.



## **Storage**

With double side hinged doors to the front. Accessed from the front driveway.

## **Rear Garden**

A fully enclosed featuring wooden decked seating area.

## **Tenant Information (No P)**

NB// The rental of the property INCLUDES a cleaner and a gardener twice a month.

### **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.





Floor 0

Approximate total area<sup>(1)</sup>  
89.3 m<sup>2</sup>  
962 ft<sup>2</sup>

Reduced headroom  
0.5 m<sup>2</sup>  
5 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**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.

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