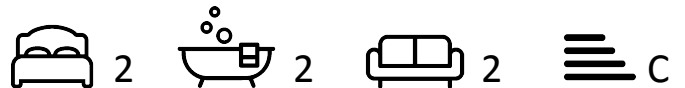




Gladys Road

Smethwick, Birmingham, B67 5AW

£1,100 Per Calendar Month



Block Viewing on 16/01 (Thu) Immediately Available | 2 Bed, 2 Bath House | Smethwick

A spacious 2-bedroom, 2-bathroom house on Gladys Road, Smethwick, is now available to rent. This unfurnished property features:

- Gas central heating for comfort and efficiency.
- A fully fitted gas hob and oven (no white goods provided).
- A loft space for additional storage.
- Conveniently located close to local amenities and transport links, this property is perfect for professionals or small families.

Don't miss out—contact us today to arrange a viewing!



A unfurnished two bedroom house situated in Smethwick on Gladys Road.

The Property:

- A Unfurnished Two bedroom house with two bathrooms, two double bedrooms, reception room, loft space and living room
- The property has unallocated street parking
- Deposit amounts to five weeks rent
- Council Tax Band : A
- Energy Efficiency Rating: D

Additional Features:

- Gas Central Heating
- No White Goods Provided
- Plenty of storage
- Outside space in the form garden

Local Area:

- Located in Smethwick
- Close to Schools, local amenities and transport links

PLACES BIRMINGHAM ARE MEMBERS OF:

- ARLA Propertymark (Client Money Protection)
- The Property Ombudsman
- The Tenancy Deposit Scheme (TDS)

TENANT FEE SCHEDULE

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent over £50,000 per year)

Six weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenants Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

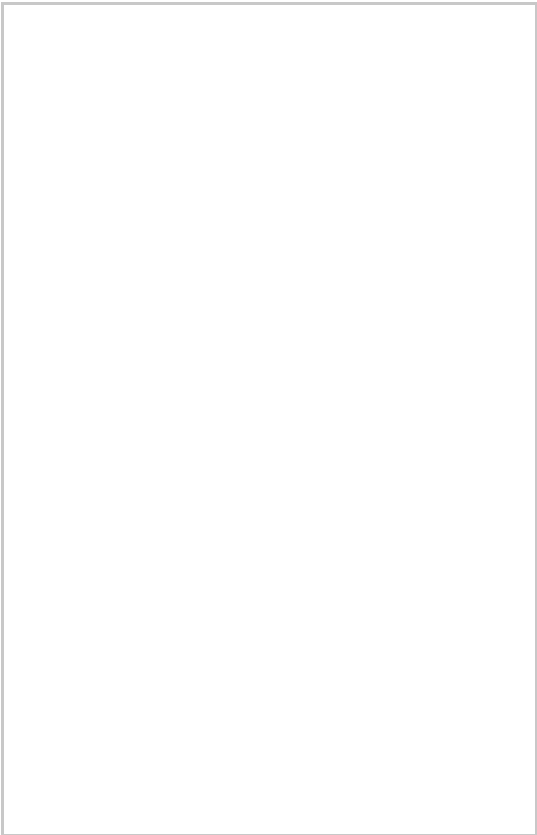
Early Termination (Tenants Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

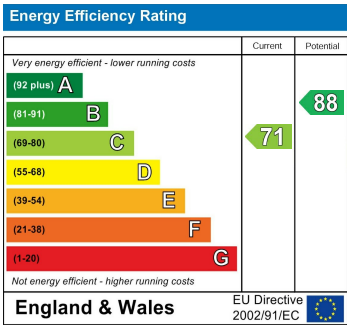
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.