



89 Beecher Road East
Halesowen, B63 2DX

£1,000 Per Month

Property Description

A three bedroom semi detached family home close to local amenities.

This lovely property benefits from gas central heating, double glazing and briefly offers: entrance porch, inner hallway, downstairs Wc, fitted kitchen, lounge, landing, three bedrooms and a family bathroom.

To the front of the property is a private driveway and to the rear of the property is a large garden space with ample storage available.

To be let on an unfurnished basis and available immediately. EPC - C / CT Band - B

Approach

Driveway to front sufficient for parking for two vehicles. Not classed as off road parking as front kerb isn't dropped. Slabbed pathway leading to front door porch access.

Porch

Tiled throughout. Windows to side and rear. Access to the property via front door to side and additional rear access to garden.

Inner Hallway

Doors into downstairs Wc and fitted kitchen, and concertina sliding door into built in storage housing gas meter. Tiled throughout.

Downstairs Wc

1.57m x 0.92m (5'1" x 3'0")

Low level flush Wc installed with a pedestal wash hand basin. Window to side.

Fitted Kitchen

2.42m x 4.40m (7'11" x 14'5")

Good range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in gas hob with extractor hood over, built in electric double oven and grill and plumbing for a washer installed. Housing boiler on side wall. Window to front. Partly tiled walls and tiled throughout.

Lounge

4.38m x 4.22m (14'4" x 13'10")

Door into rear vestibule. Sliding patio door to rear.

Rear Vestibule

Stairs leading to first floor accommodation.

Landing

Window to side. Doors to all upstairs rooms. Loft access available.

Bedroom One

3.15m x 3.41m (10'4" x 11'2")

Window to rear. Freestanding wardrobes available.

Bedroom Two

3.57m x 2.86m (11'8" x 9'4")

Window to front.

Bedroom Three

2.66m x 2.46m (8'8" x 8'0")

Window to front.

Bathroom

1.70m x 1.92m (5'6" x 6'3")

Window to rear. Three piece bathroom suite comprising of; paneled bath with mains fed shower unit over, pedestal wash hand basin and low level flush Wc installed. Window to rear. Fully tiled walls throughout.



Rear of the Property

Slabbed dining patio area with a slabbed pathway leading to the rear of the garden. Mainly laid to lawn. Shed and outside storage unit installed.

Connected Person

Please be aware that this property is owned by an Employee of Bloore King and Kavanagh.

Tenant Information (Pets)

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).

Pets:

Where a landlord agrees to accept a pet/s to be kept at the property an increase in the monthly rental will be levied for the entire term of the tenancy from £25 per month per pet.

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.

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