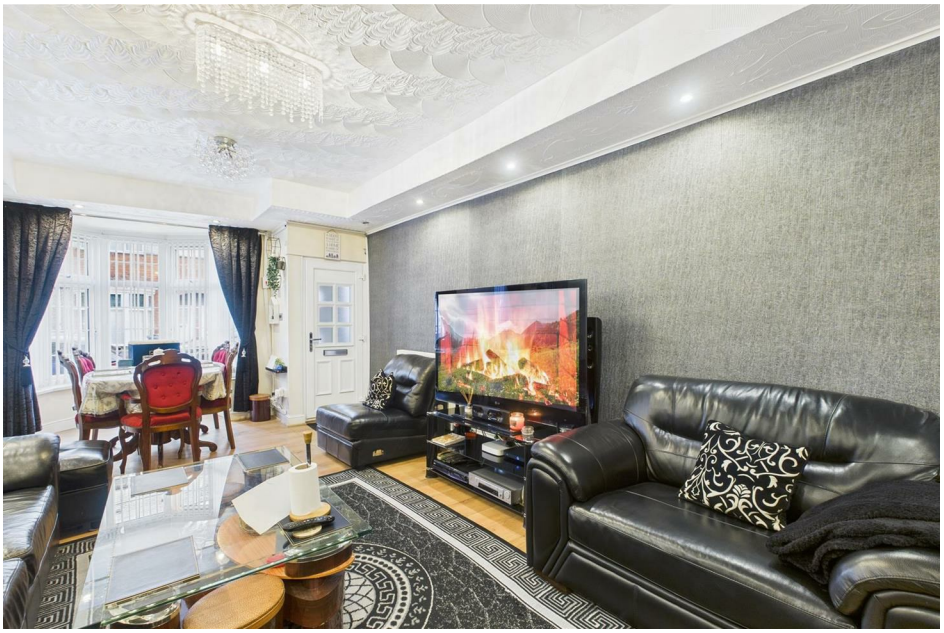
Bloore King & Kavanagh
Sales & Lettings



10 Osborne Road

West Bromwich, B70 8PH

£1,200 Per Calendar Month

Approach
Permit parking available to the front (TBC). Front door access available.

Spacious Lounge
8.44m wp x 3.69m (27'8" wp x 12'1")
Bay window to front ideal for dining space. Laminate flooring. Door into:

Inner Hallway
Stairs leading to first floor accommodation. Door into:

Fitted Breakfast Kitchen
8.06m wp x 3.55m wp (26'5" wp x 11'7" wp)
Good range of eye and low-level units incorporating: double stainless steel sink and drainer unit, built in electric oven/grill, five ring gas hob and extractor hood over, recess and plumbing for a dishwasher and recess for a tall freestanding fridge freezer. Breakfast bar installed with access to rear of property and access into downstairs wet room. Tiled flooring throughout.

Downstairs Wet Room
Low level flush WC and vanity unit wash hand basin installed, as well as a fixed electric shower unit to the wall. Tiled walls throughout.

Landing
Window to side. Access to all three bedrooms.

Bedroom One
3.45m x 3.80m (11'3" x 12'5")
Window to front. Fitted wardrobes installed with mirrored fronted doors.

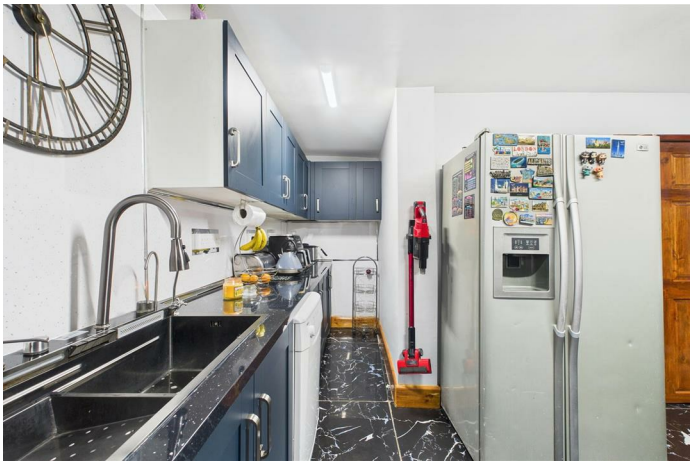
Bedroom Two
3.79m x 2.78m (12'5" x 9'1")
Window to rear.

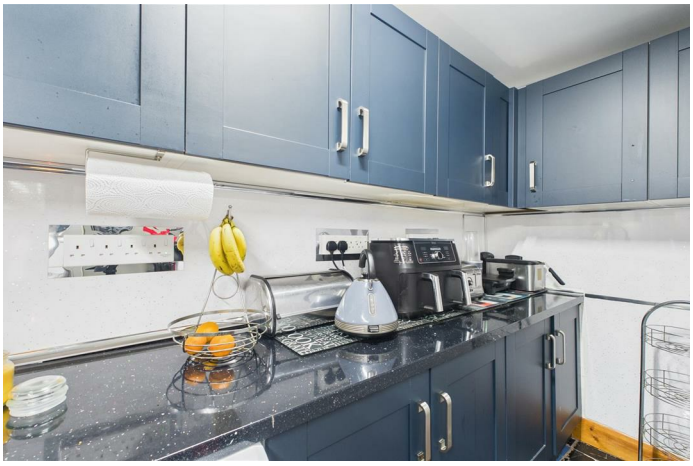
Bedroom Three
3.27m x 2.15m (10'8" x 7'0")
Window to rear.

Rear Courtyard
Mosaiced slabbed paving throughout with rear access available. Large shed with power installed which will be included within the let.

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.

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B63 4RG

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements