Bloore King & Kavanagh
Sales & Lettings

24 Whitefriars Drive

West Midlands, B63 3SY

£995 PCM

Property Description

Two bedroom mid terraced property located within a very popular area of B63 Halesowen. Ideal for local schooling at Windsor High School and sixth form and offering convenient transport links to Halesowen college and Halesowen town centre.

Briefly comprising: fitted breakfast kitchen, lounge, two bedrooms and upstairs bathroom with shower over the bath. Also offering off road parking to the front and an enclosed rear garden.

To be let on an unfurnished basis. EPC - D / CT Band B

Location

Halesowen (Halesowen)
Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre.

The main Bus Terminal operates a direct service to Birmingham City and surrounding areas and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network.

Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education.

The Clent Hills are close by with beautiful walks, woodlands, trails and country pubs.

Entrance Hall

2.91m x 0.89m (9'6" x 2'11")
Doors leading to fitted breakfast kitchen and lounge.

Fitted Breakfast Kitchen

2.91m x 2.61m (9'6" x 8'6")
Maximum length of bay window to front. High range of eye and low level units incorporating: stainless steel sink and drainer unit, integral electric oven/grill, four ring halogen hob and built in extractor over. Partly tiled walls and laminate flooring.

Lounge

5.40m wp m x 3.61m (17'8" wp m x 11'10")
Sliding doors and window to rear. Small freestanding electric fire and surround. Built in under stairs storage cupboard. Stairs leading to first floor.

Landing

2.78m x 0.89m (9'1" x 2'11")
Doors leading to all upstairs rooms. Airing cupboard housing combi boiler.

Bedroom One

2.93m x 3.59m (9'7" x 11'9")
Window to front. Small built in storage cupboard.

Bedroom Two

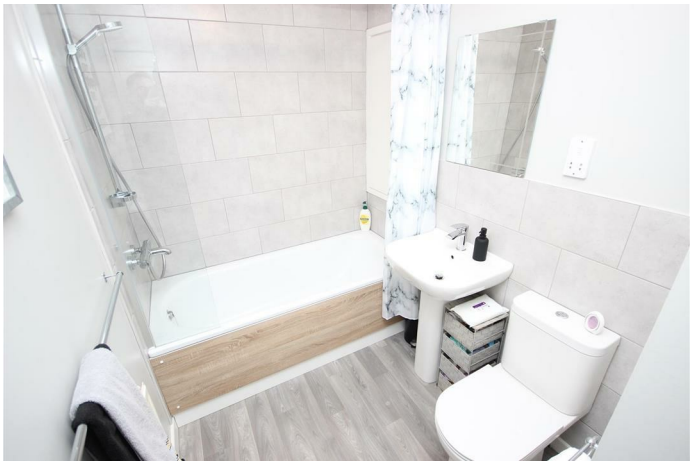
2.53m x 3.60m (8'3" x 11'9")
Window to rear.

Bathroom

1.70m x 2.61m (5'6" x 8'6")
Three piece bathroom suite comprising of: low level flush, pedestal wash hand basin and bath with mains fed shower over. Small built in storage cupboard.

Enclosed Rear Garden

Mainly laid to lawn. Shed included with the let. Rear access also available.



Disclaimer
Marketing photos apparent of the time of previously re-letting around June 2024.

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. 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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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