



2 Honeysuckle Close
Birmingham, B32 1RF

£1,195 PCM

Property Description

Extended three bedroom end terraced property, situated in a sought after cul-de-sac location in Quinton on the outskirts of Birmingham city Centre. Local bus routes allow easy access into Birmingham City Centre with motorway links nearby.

Briefly comprising of; entrance hall, fitted kitchen, lounge, dining room, first floor landing, family bathroom and three bedrooms. Gas central heating throughout.

To the front is off road parking via a private driveway and to the rear is a well maintained, enclosed rear garden. To be let on an unfurnished basis and available immediately.

EPC - D / CT Band - C

Entrance Hall

Stairs to first floor accommodation. Doors to fitted kitchen and lounge.

Fitted Kitchen

2.03m x 2.66m (6'7" x 8'8")

Window to front. Boiler housed on side wall in cupboard. Good range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill, four ring gas hob with extractor over and plumbing for a washer installed.

Lounge

Window to rear. Electric fire installed with wooden surround. Under stairs storage available. Door into dining room. Door out to enclosed rear garden.

Dining Room

2.71m x 4.36m (8'10" x 14'3")

Window to front with access to rear. Built in store available.

Landing

Doors to all upstairs rooms.

House Bathroom

Window to rear. Three piece bathroom suite comprising of; low level flush WC, pedestal wash hand basin and bath with mains fed shower unit over.

Bedroom One

2.71m x 4.36m (8'10" x 14'3")

Windows to front and rear.

Bedroom Two

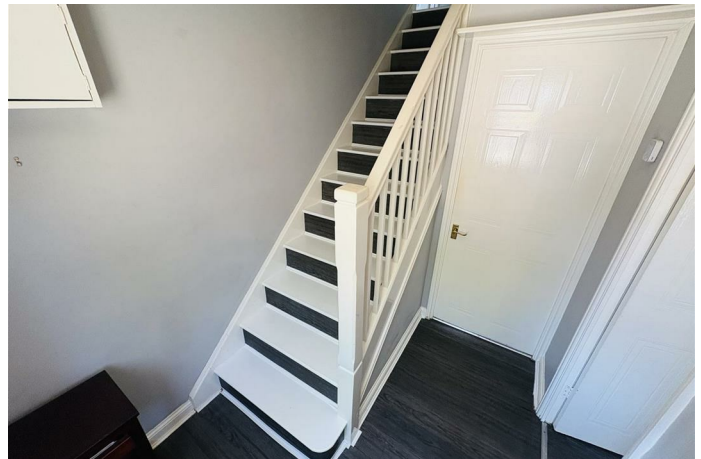
2.81m x 3.40m (9'2" x 11'1")

Window to front. Fitted wardrobes and drawer units available.

Bedroom Three

2.03m x 3.45m (6'7" x 11'3")

Window to rear.



Outside

Front: Graveled to front, offering ample parking for two vehicles comfortably. Front gardens.

Rear: Concrete slabbed patio area with raised, decked dining area. Central, raised focal garden mainly laid to lawn with raised borders, surrounded by wood chippings. Shed installed.

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.