



5 Short Street
Halesowen, B63 3UH

£1,195 Per Calendar Month

Property Description

A refurbished three bedroom, mid terraced property in the heart of B63 Halesowen, within walking distance to local amenities and sought after schooling.

Benefitting from recent refurbishment throughout including newly fitted carpets and flooring throughout and briefly comprising of; entrance hallway, lounge, refitted breakfast kitchen, inner hallway, downstairs Wc, three bedrooms and upstairs family bathroom.

The property has on street parking available to the front and a low maintenance rear garden.

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

Front of the Property

On street parking available to the front. Slabbed pathway leading to front door access with a small front garden laid to Astro turf.

Entrance Hallway

Front door access into small front vestibule. Internal door into entrance hallway, laminate flooring laid throughout. Large opening into front reception room. Stairs leading to first floor accommodation and internal door into fitted breakfast kitchen.

Lounge

Bay window to front with fitted venetian blinds. Log burner installed, for decorative use only.

Refitted Breakfast Kitchen

A brand new range of eye and low-level units incorporating: 1 1/2 resin sink and drainer unit, built in electric hob with fitted extractor hood over, integral electric oven/grill and plumbing for a washer installed. Built in under stairs store, ideal for housing of tall freestanding fridge freezer. Window to rear and laminate flooring. Door into:

Inner Hallway

Window to side. Door into downstairs WC and access to rear of property available.

Downstairs Wc

Window to rear. Low level flush and pedestal wash hand basin installed. Laminate flooring laid.

Landing

Loft access available. Doors available to all upstairs rooms.

Bedroom One

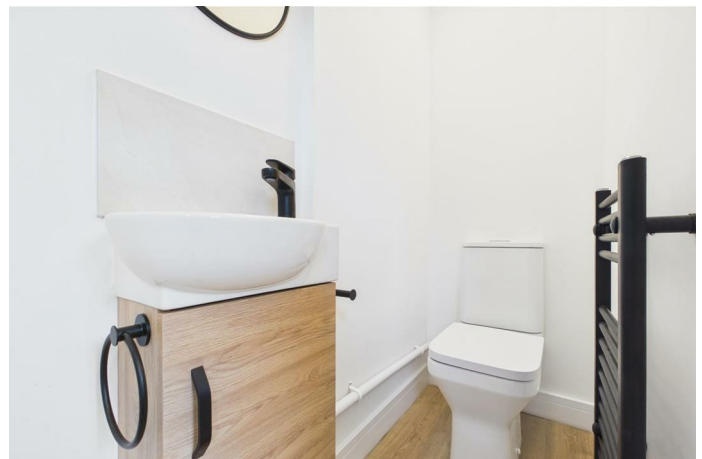
Window to rear. Built in over stairs store available.

Bedroom Two

Window to front.

Bedroom Three

Window to front.



House Bathroom

A brand new bathroom suite comprising of; paneled bath with mains fed shower unit over, low level flush Wc and pedestal wash hand basin installed. Heated towel rail available. Laminate flooring laid. Window to rear.

Rear of Property

Slabbed patio area with step leading down to garden, laid with Astroturf with a raised sleeper and flower beds on its borders. Rear gated access allows shared access to the rear of the property. Large shed installed and included within 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).

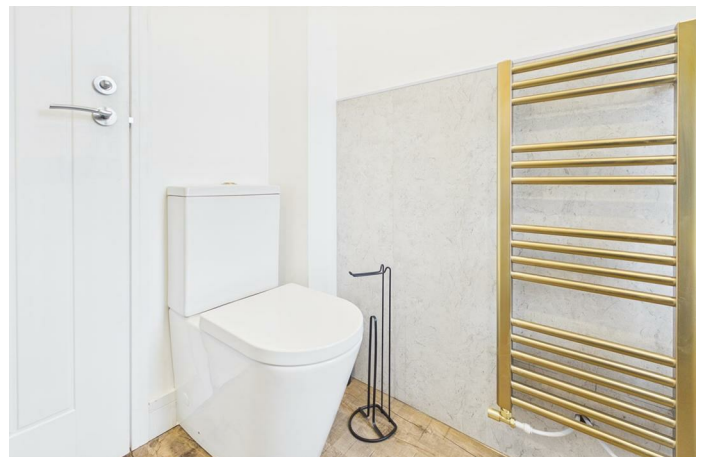
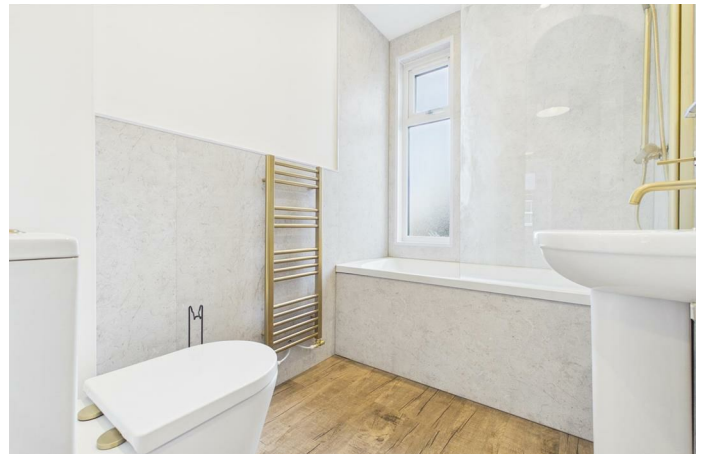
Allowable Fees:

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.