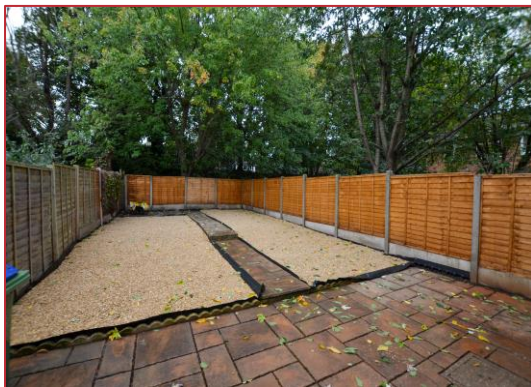




35 OAKTHORPE GARDENS, TIVIDALE, OLDBURY, WEST MIDLANDS, B69 2LE
Monthly Rental Of £775





LOCATION

Oakthorpe Gardens can be found on the borders of Tividale and Dudley in a cul-de-sac position. It can be found by turning off the Burnt Tree Island with the A4123 New Birmingham Road into Bradley Street, left into Tividale Road, right into Barnett Street and bear left into Oakthorpe Gardens.

DESCRIPTION

This unfurnished GROUND FLOOR MAISONETTE is available now. Located in a tree lined cul-de-sac bordering Tividale & Dudley, this well presented property is a must see! It comprises of an entrance porch, lounge, modern kitchen, inner hallway, 2 double bedrooms & a modern shower room. There is an enclosed garden to the rear. The property benefits from UPVC double glazing & electric heaters. NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details. Council Tax Band: A - EPC rating: E

Part glazed UPVC door to porch
Wall light point, door to lounge

Lounge 16' 0" x 10' 5" max recess (4.87m x 3.17m)

Front facing, electric heater, feature fire surround, 2 pendent ceiling lights, doors to kitchen and inner hallway

Kitchen 9' 8" x 7' 5" (2.94m x 2.26m)

Rear facing, one and half bowl sink unit, work surfacing with splash tiling, built in oven & hob, floor & wall mounted units, space for fridge freezer, space for tuble dryer, ceiling light, part glazed UPVC door to rear garden.

Inner Hallway

Cupboard with plumbing for washing machine, understairs cupboard for storage, doors to both bedrooms & shower room

Bedroom One 12' 10" x 8' 4" max (3.91m x 2.54m)

Rear facing, electric heater, pendent ceiling light

Bedroom Two 13' 0" x 7' 1" (3.96m x 2.16m)

Front facing, electric heater, pendent ceiling light

Shower Room

Rear facing, fitted with a white suite, double shower cubicle with Mira Sport shower, WC, pedestal wash hand basin, heated towel rail, fully tiled, ceiling light

Rear Garden

To the rear is a private enclosed garden with paved and gravelled areas. This is for the use of number 35 only.

Holding Deposit

Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right- to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). Security Deposit - Five weeks' rent: This covers damages or defaults on the part of the tenant during the tenancy. Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears. Lost Key(s) or other Security Device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s). Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents. Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

The floor plan shows a house with the following layout:

- Bedroom 1:** A large light blue room at the top left.
- Bedroom 2:** A large light orange room at the bottom left.
- Shower Room:** A purple room at the top center, containing a toilet, a sink, and a bathtub.
- Kitchen:** A light green room at the top right, containing a sink, a stove, and a refrigerator.
- Lounge:** A large light orange room at the bottom right, featuring a fireplace on the left wall.
- Hallway:** A central pink hallway connects the rooms and the entrance.
- Entrance:** A pink area at the bottom center leads into the house.



Energy Performance Certificate

35, Oakthorpe Gardens, Tivdale, OLDDBURY, B69 2LE

Dwelling type: Ground-floor flat

Date of assessment: 17 September 2020

End of certificate: 16 September 2026

Year first constructed for: 1950

Comments: Current ratings of properties to show which properties are more energy efficient than others. You can save energy and money by making improvement measures.

Estimated energy costs of dwelling for 3 years: **£ 3,840**

Over 3 years you could save: **£ 1,728**

Estimated energy costs of this home:

	Current costs	Potential costs	Potential future savings
Lighting	£ 114 over 3 years	£ 114 over 3 years	£ 0 over 3 years
Heating	£ 3,114 over 3 years	£ 1,263 over 3 years	£ 1,851 over 3 years
Hot Water	£ 616 over 3 years	£ 616 over 3 years	£ 0 over 3 years
Totals	£ 3,840	£ 2,113	You could save £ 1,728

These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years. The figures are based on the energy efficiency of the property and the current energy prices. The figures are estimates and are not guaranteed. The figures are based on the energy efficiency of the property and the current energy prices. The figures are estimates and are not guaranteed.

Energy Efficiency Rating

Current

D

Potential

C

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of understanding the energy efficiency of your home.

The average energy efficiency rating for a dwelling in England is **C**.

The average energy efficiency rating for a dwelling in Scotland is **B**.

The average energy efficiency rating for a dwelling in Wales is **C**.

The average energy efficiency rating for a dwelling in Northern Ireland is **C**.

The average energy efficiency rating for a dwelling in the Isle of Man is **C**.

The average energy efficiency rating for a dwelling in the Channel Islands is **C**.

The average energy efficiency rating for a dwelling in the Gibraltar is **C**.

The average energy efficiency rating for a dwelling in the Falkland Islands is **C**.

The average energy efficiency rating for a dwelling in the British Antarctic Territory is **C**.

The average energy efficiency rating for a dwelling in the British Indian Ocean Territory is **C**.

The average energy efficiency rating for a dwelling in the British Virgin Islands is **C**.

The average energy efficiency rating for a dwelling in the Cayman Islands is **C**.

The average energy efficiency rating for a dwelling in the Cook Islands is **C**.

The average energy efficiency rating for a dwelling in the Faroe Islands is **C**.

The average energy efficiency rating for a dwelling in the French Polynesia is **C**.

The average energy efficiency rating for a dwelling in the Guernsey is **C**.

The average energy efficiency rating for a dwelling in the Jersey is **C**.

The average energy efficiency rating for a dwelling in the Marshall Islands is **C**.

The average energy efficiency rating for a dwelling in the Micronesia is **C**.

The average energy efficiency rating for a dwelling in the Montserrat is **C**.

The average energy efficiency rating for a dwelling in the New Zealand is **C**.

The average energy efficiency rating for a dwelling in the Niue is **C**.

The average energy efficiency rating for a dwelling in the Norfolk Island is **C**.

The average energy efficiency rating for a dwelling in the Northern Mariana Islands is **C**.

The average energy efficiency rating for a dwelling in the Palau is **C**.

The average energy efficiency rating for a dwelling in the Pitcairn Islands is **C**.

The average energy efficiency rating for a dwelling in the Saint Helena is **C**.

The average energy efficiency rating for a dwelling in the Saint Kitts and Nevis is **C**.

The average energy efficiency rating for a dwelling in the Saint Lucia is **C**.

The average energy efficiency rating for a dwelling in the Saint Vincent and the Grenadines is **C**.

The average energy efficiency rating for a dwelling in the Samoa is **C**.

The average energy efficiency rating for a dwelling in the San Marino is **C**.

The average energy efficiency rating for a dwelling in the Seychelles is **C**.

The average energy efficiency rating for a dwelling in the Singapore is **C**.

The average energy efficiency rating for a dwelling in the Solomon Islands is **C**.

The average energy efficiency rating for a dwelling in the South Africa is **C**.

The average energy efficiency rating for a dwelling in the South Georgia and the South Sandwich Islands is **C**.

The average energy efficiency rating for a dwelling in the Sri Lanka is **C**.

The average energy efficiency rating for a dwelling in the Suriname is **C**.

The average energy efficiency rating for a dwelling in the Taiwan is **C**.

The average energy efficiency rating for a dwelling in the Tajikistan is **C**.

The average energy efficiency rating for a dwelling in the Thailand is **C**.

The average energy efficiency rating for a dwelling in the Timor-Leste is **C**.

The average energy efficiency rating for a dwelling in the Tokelau is **C**.

The average energy efficiency rating for a dwelling in the Tonga is **C**.

The average energy efficiency rating for a dwelling in the Trinidad and Tobago is **C**.

The average energy efficiency rating for a dwelling in the Turks and Caicos Islands is **C**.

The average energy efficiency rating for a dwelling in the Tuvalu is **C**.

The average energy efficiency rating for a dwelling in the United Kingdom is **C**.

The average energy efficiency rating for a dwelling in the United States is **C**.

The average energy efficiency rating for a dwelling in the Vanuatu is **C**.

The average energy efficiency rating for a dwelling in the Virgin Islands is **C**.

The average energy efficiency rating for a dwelling in the Wallis and Futuna is **C**.

The average energy efficiency rating for a dwelling in the Western Sahara is **C**.

The average energy efficiency rating for a dwelling in the Yemen is **C**.

The average energy efficiency rating for a dwelling in the Zambia is **C**.

The average energy efficiency rating for a dwelling in the Zimbabwe is **C**.

Top actions you can take to save money and make your home more efficient

Measures	Estimated costs	Typical savings over 3 years
1. Cavity wall insulation	£500 - £1,500	£ 624
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 438
3. High level radiator storage heaters	£2,000 - £2,500	£ 408

These measures will save you money and make your home more energy efficient. The measures are based on the energy efficiency of the property and the current energy prices. The measures are estimates and are not guaranteed. The measures are based on the energy efficiency of the property and the current energy prices. The measures are estimates and are not guaranteed.

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