



47 WIGORN ROAD, SMETHWICK, WEST MIDLANDS, B67 5HQ
Monthly Rental Of £715





LOCATION

Wigorn Road is a popular residential road and is handy for all shopping facilities and amenities available within Bearwood Town Centre. This property is close to Lightwoods Park & Warley Woods, whilst the local major road network enables commuting to Birmingham City Centre and further to the surrounding area. The property can be located travelling from Bearwood Town Centre into St Marys Road then turn left into Wigorn Road where the property is situated a along on the right hand side.

DESCRIPTION

This well presented terraced home in Bearwood close to Lightwoods Park comes part furnished and is available from the end of February. It comprises on the ground floor of a dining room, lounge, inner lobby, kitchen and downstairs bathroom. On the first floor is a landing and 3 bedrooms. To the rear is a lovely garden with sunny aspect. Gas central heating & UPVC DBG. NO STUDENTS, NO PETS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: D

Canopy porch

With UPVC panelled door to lounge

Front Reception 13'2 max bay x 11'11

Front facing, double panelled radiator, ceiling light point.

Rear Reception 11'10 max into chimney recess x12'4

Rear facing, single panelled radiator and ceiling light point.

Inner Hallway

Single Panel radiator, stairs leading to first floor with tiled flooring.

Understairs Store

Side facing with ceiling light point and plumbing for washing machine.

Kitchen 8'7 x 6'1

Side facing, having tiled flooring and fitted with a range of wall and base units with heat resistant surfaces over courtesy tiling, inset 1 ½ bowl sink unit, electric oven and gas hob with chimney canopy, concealed wall mounted combination gas central heating boiler, ceiling light point

Rear porch

Space for Fridge freezer, ceiling light point. UPVC Door to garden

Downstairs Bathroom 6'10 x 5'11

Side rear facing, tiled floor and walls, white suite comprising of Low flush W/C, Wash hand basin, shaped bath with mixer shower over and screen. Heated Towel rail, extractor and shaver and light point

First Floor Landing

Having doors to bedrooms and a ceiling light point.

Bedroom One 13'11 max into chimney recess x11'2

Front facing, single panel radiator and ceiling light point

Bedroom Two 12'3 x 10'10 max into chimney recess

Single panel radiator and ceiling light point

Bedroom Three 9'10 x 6'3

Single panel radiator and ceiling light point

Outside

The rear of the property there is delightful garden with sunny aspect, having paved patio, lawn and raised decked area and access to the front via a passageway.

Holding Deposit & In Tenancy Fees

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.

