Robert Oulsnam and Company
oulsnam lettings

0121 445 7410 81 Hewell Road, Barnt Green, Birmingham, B45 8NL www.oulsnam.net

OVER 45 YEARS

7 Hamilton Road, Smethwick, B67 5QE

£750 Per Month

A MODERNISED THREE BEDROOM END OF TERRACE PROPERTY LOCATED CLOSE TO ABBEY JUNIOR SCHOOL, WARLEY WOODS AND BEARWOOD HIGH STREET. The property benefits from a front and rear garden, modernised kitchen and bathroom, a conservatory and three generous sized bedrooms. EPC RATING D, AVAILABLE NOW.

Summary
* Three bedrooms
* Modernised kitchen and bathroom
* Front and rear garden
* Conservatory
* Available now

Restrictions
No pets
No smokers

Companies wishing to rent this property under a company let, will incur a £200 company application fee

New Assured Shorthold Tenancies (AST's) Signed on or after 1 June 2019

Holding Deposit (per tenancy) – 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 (per tenancy. Rent under £50,000 per year) – Five Week's Rent.
This covers damages or defaults on the part of the tenant during the tenancy.
Security Deposit (per tenancy. Rent of £50,000 or over per year) – Six Week's 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 the 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 that 14 days in arrears.
Lost Key(s) or other Security Device(s)
Tenants are liable to the actual cost of replacing any lost keys(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) £50.00 (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) £50.00 (inc VAT) per replacement tenant or any reasonable costs incurred if higher.
To cover the costs associated with taking landlord 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 in re-letting the property as well as all rent due under the tenancy until the start of the replacement tenancy. These costs will be no more that the maximum amount of rent outstanding on the tenancy.

Disclaimer

The consumer protection from Unfair Trading Regulations 2008 (CPR's). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract.

Interested parties are advised to check availability and make appointment to view before travelling to see a property.

Property Availability Date

Availability dates given are an approximate guide only. All dates agreed are subject to referencing and contract. Robert Oulsnam & Company do not check notices which have not been served by them and therefore cannot be held accountable where move in dates provided by clients are ultimately found to be incorrect and delays occur.

Property Measurements & Fixtures and Fittings

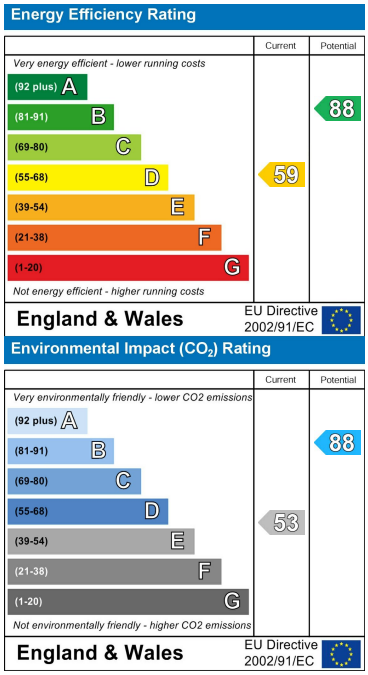
All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, furniture or fittings have been tested. Items shown in photographs are NOT necessarily included.

WE ARE A MEMBER OF BOTH THE PROPERTY REDRESS SCHEME AND THE RICS CLIENT MONEY PROTECTION SCHEME

Floor Plan

Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.