Bloore King & Kavanagh
Sales & Lettings









**3 Woodbrooke Grove**

Birmingham, B31 2FP

**£1,000 PCM**

## Property Description
A fantastic penthouse apartment within the exclusive 'Woodbrooke Grove' development enjoying a prime position with views over the tree lined driveway.

This lovely top floor apartment features a large contemporary open plan living area with kitchen and dining areas and french doors leading to the balcony.

There are two good size bedrooms with ensuite and dressing area to the master and a separate bathroom. The apartment is situated in a beautiful tree line driveway with allocated parking to the front and the building features secure access with intercom and a lift or stairway takes you to your apartment.

To be let on a part furnished or unfurnished basis. EPC - C / CT Band - D

## Location
The apartment is located within Bournville which provides excellent access for the nearby QE Hospital, University, Commuting via public transport links in most directions via the prominent Bristol Road and local shopping facilities for all your needs.

Having easy access to Birmingham City Centre and great transport links the apartment is in an excellent location on the Woodbrooke Grove development situated just off the main A38 which carries into Birmingham City Centre. The motorway junction 4 of the M5 is only minutes away and there are plenty of shops, schools and amenities closeby.

## Parking & Entrance
Allocated and gated parking for the apartment and visitor spaces are located to the front of the building. There is secure intercom access to the main entrance and both stairs and a lift carry you to the apartment door.

## Entrance Hall
With large cloaks cupboard and laminate flooring.

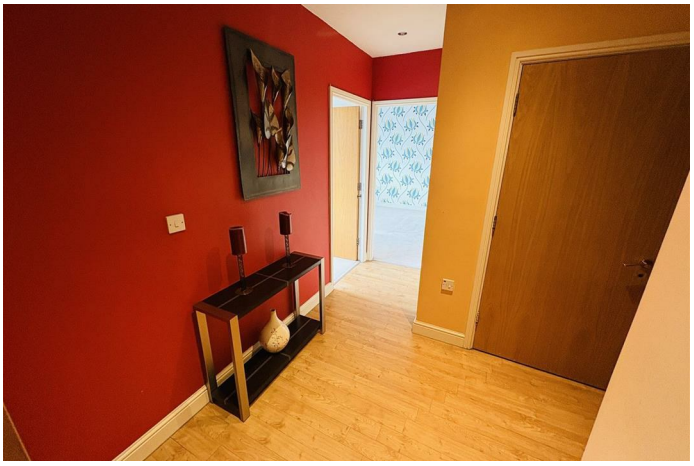
## Large Open Plan Living Area
7.80m x 4.71m (25'7" x 15'5")
at widest point narrows to 3.94m.
Fantastic contemporary open plan living space with lounge, dining and kitchen areas. The kitchen has eye and low level units incorporating: sink a drainer, integrated electric hob with double oven, dishwasher, fridge freezer and washer dryer. The lounge features double French doors leading to a wonderful balcony seating area with views down the tree lined driveway.

## Master Bedroom
3.16m x 3.40 m wp (10'4" x 11'1" m wp)
Master bedroom with separate dressing area and ensuite. Window to the front.

## Dressing Area
1.18m x 2.20m (3'10" x 7'2")
With a beautiful range of fitted wardrobes.

## En-suite
Ensuite shower room with shower cubicle, low level WC, wash hand basin and heated towel rail.









**Bedroom Two**
3.35m x 2.13m (10'11" x 6'11")
Window to the front and fitted wardrobes.



**Bathroom**
1.74m x 2.48m (5'8" x 8'1")
Three piece suite comprising: panelled bath with shower over, wash hand basin, low level WC and heated towel rail.

**Disclaimer**
Original marketing photos being utilised currently.

**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.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements