Bloore King & Kavanagh
Sales & Lettings









42 Petford Street

Cradley Heath, B64 6DZ

£925 PCM

Property Description
Two bedroom mid terraced property, with allocated off road parking to the front. Within walking distance to local amenities and a short commute to Cradley Heath train station.

This property is briefly comprising; entrance hall, fitted kitchen, lounge, two bedrooms and an upstairs bathroom. Gas central heating and double glazing throughout.

Their is an enclosed garden to the rear with additional rear access, and the property is to be let on an unfurnished basis.

EPC - C / CT Band - B

Location
Cradley Heath is wonderful area and remains a charming Black Country town with a traditional high street. There are plenty of shops and amenities close by with a large Tesco supermarket within walking distance. Cradley Heath has great transport links with Cradley Heath and Old Hill train stations servicing Birmingham City Centre and Stourbridge Junction.

Entrance Hall
2.41m x 1.17m (7'10" x 3'10")
Opening into fitted kitchen and door opening lounge.

Fitted Kitchen
2.30m x 2.39m (7'6" x 7'10")
Good range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in gas hob with fitted extractor hood over, integral electric oven/grill and plumbing for a washer. Boiler housed within wall cupboard. Window to front.

Lounge
5.08m x 3.61m (16'7" x 11'10")
French patio doors opening to rear, with stairs leading to first floor accommodation. Laminate flooring throughout.

Landing
1.27m x 1.85m (4'1" x 6'0")
Doors to all upstairs rooms. Loft access available.

Bedroom One
3.85m wp x 3.07m wp (12'7" wp x 10'0" wp)
Maximum width into fitted wardrobes. Fitted wardrobes and drawer units throughout. Window to rear.

Bedroom Two
3.28m x 2.07m (10'9" x 6'9")
Window to front. Built in storage available.

Bathroom
2.30m x 1.46m (7'6" x 4'9")
Three piece bathroom suite comprising; bath with electric shower unit over, pedestal wash hand basin and low-level flush WC. Fully tiled walls and vinyl flooring. Window to rear.









Outside
FRONT - Off road parking to front.

REAR - Hardscaped throughout. Mainly slabbed with a small lawn area. Rear access available.

Disclaimer
Please note the current marketing photos are apparent from the previous tenancy start date around late 2025.

Tenant Information
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