

40a Church Street, Hagley.



£825 Rent
PCM

- Recently Refurbished
- 2 Bedrooms
- Off Road Parking
- In Sought After Location of Hagley
- Close To All Local Amenities
- Viewing Highly Recommended

Rent: £ 825

Deposit: £1140

Available from: NOW

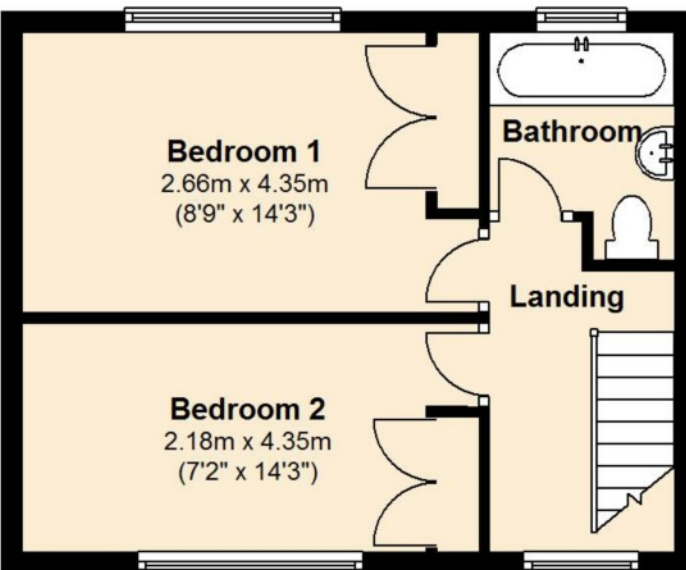
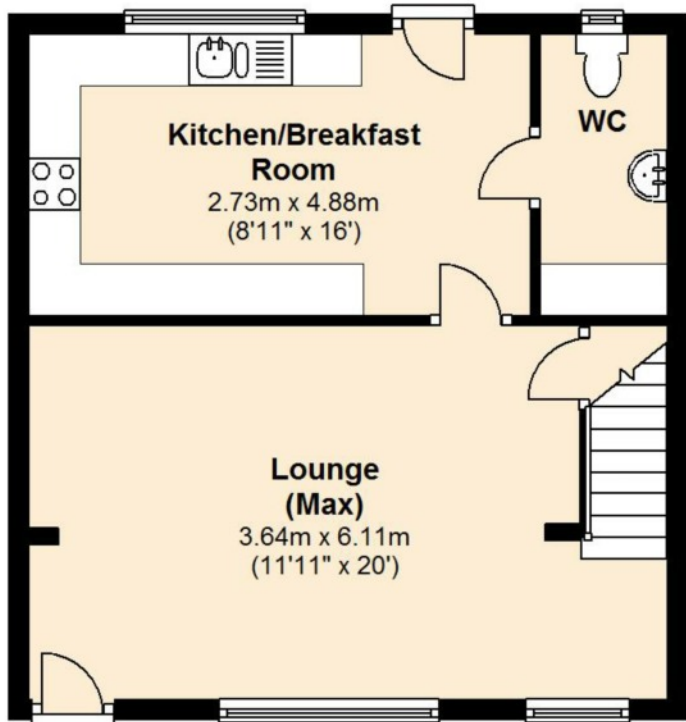
Conditions: No pets, smokers, sharing tenants, students or DSS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

VIEWING: 01562 881444

www.waltonandhipkiss.co.uk



Directions:

From our Hagley Office, start out on Worcester Road, then turn left and arrive on Church Street.

Reservation Process

Booking a viewing

Once you have seen your ideal property on our website, simply call 01562 881 444 to have a chat with one of our dedicated letting team members, who will be able to give you further information and book a viewing.

Deciding to take a rental property

When you have viewed the property, you may decide that you would like to apply for the tenancy. If this is the case, you can go to either of our offices, or contact us by telephone on 01562 881 444 and our lettings team can get the ball rolling for you. Only when you have viewed a property can you apply for the tenancy. No applications will be accepted without viewing the Property.

Applying for the tenancy

To apply for the tenancy, a fee must be paid to reserve the property and to pay for full referencing. This means that no one else will be allowed to view the property or apply for the tenancy, subject to cleared referencing. It is only when referencing is cleared that a tenancy start date will be arranged.

When full referencing is passed, you will be contacted to arrange the tenancy start date. If however you fail the referencing, you may be required to provide a Guarantor. The Guarantor will also need to be fully referenced and their role as Guarantor will be valid for the duration of the tenancy and your occupation of the property. The role of the Guarantor is to pay the rent should you as the tenant not be in a position to do so. The Guarantor must understand their responsibility prior to agreeing to be referenced.

Signing the Tenancy

Once referencing is complete you will be contacted to arrange a tenancy signing date. This date must be no longer than 28 days from the date of clearing references. The date arranged will be the date you come to the Hagley Office to sign all of the relevant paperwork and pay the required monies. Confirmation of your tenancy start date and monies to be paid will be either emailed or posted to you. All of our tenancies are for an initial period of 6 months - commonly known as an Assured Shorthold Tenancy. You need to be aware that should any children over the age of 18 reside at the property, they will also be named on the tenancy agreement and will be required to sign.

It is the responsibility of the tenant to pay all utility bills each month for the property, and also to arrange connection/disconnection of their telephone, TV and/or broadband services. Further information will be issued to you on the day of signing the tenancy.

***For a Tenants Contents Insurance
Quote call us on 01562 881444.***