

33 Link Road, Edgbaston, Birmingham, B16 0EP



**TO LET**

Three Storey, Three Bedroom Terraced House

Monthly Rent of £1,300 pcm

### Description

A spacious terrace property with lots of charm and character, with accommodation set over three floors. Situated in a highly convenient location within easy reach of Birmingham city centre, and within walking distance of Edgbaston reservoir.

The accommodation offers; two reception rooms, fully fitted kitchen with appliances (washing machine, fridge, freezer and built-in oven), three spacious double bedroom with built-in wardrobes, ground floor bathroom, first floor shower room and access to the garden from the kitchen.

The property boasts double glazing throughout, recently fitted carpets and gas central heating.

In addition to this the property is part-furnished and there is plenty of on-street parking available.

### Rental / Terms

**This property is available to rent at £1,300 per calendar month.**

### Utilities

The tenant is responsible for the payment of all utilities & connections (gas, electric, water, broadband etc.) for the property.

### Council Tax

The property comes under Council Tax Band B and is payable by the tenant to Birmingham City Council.

### Energy Performance Certificate

The property has an energy rating of D59.

A copy of the energy performance certificate is available from the agent upon request.

### Viewings

Strictly via the sole letting agent Siddall Jones on:  
**0121 638 0500**

### Letting Fees

**Holding Deposit:** 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 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. 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** £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** £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:** 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.

