



STEVE MORRIS & SON



**PRS** Property Redress Scheme



## 12 Cedarwood, 1 Four Oaks Road, Four Oaks, Sutton Coldfield, B74 2SH

**£1050 pcm - £1210 deposit**

A spacious, well presented **UNFURNISHED, SECOND (TOP) FLOOR FLAT** having the benefit of gas central heating and double-glazing. The flat forms part of an imposing purpose built development in a sought after location on the edge of Four Oaks Estate, close to Mere Green shops, Four Oaks Railway Station and Sutton Park.

**Communal Entrance Hall** with secure entry system and staircase to **Second Floor Landing** \* **Long Entrance Hall** with cloaks cupboard \* **Large Living Room** \* **Fitted Kitchen** with built in double oven, gas hob, **fridge/freezer, washing machine** and integrated **dishwasher** \* **Two Double Bedrooms** – both with wardrobes \* **Spacious Shower Room** \* **Car Parking Space** \* **Landscaped Communal Gardens**

EPC Rating **D**

Council Tax Band **D**

Registered in England & Wales under company number OC454074 at registered address  
1 Coleshill Street, Sutton Coldfield, West Midlands, B72 1SD  
0121 355 0880 - [contact@steve-morris.co.uk](mailto:contact@steve-morris.co.uk)

# GUIDANCE NOTES FOR TENANTS

## **INTERESTED IN THIS PROPERTY?**

Information on how to rent this property is available on our website at - <https://steve-morris.co.uk/tenants/application>

## **HOLDING DEPOSIT**

A holding deposit equal to one week's rent is payable upon each application and subject to your application being successful, the holding deposit will contribute towards any security deposit requested.

*Please note - this will be withheld if any relevant person withdraws from the tenancy, fails a 'Right-to-Rent' check, provides false or misleading information or fails to sign their tenancy agreement within 15 calendar days of being requested to do so.*

## **SECURITY DEPOSIT**

A security deposit equal to 5 week's rent is payable upon a successful application and is required in cleared funds before a tenancy begins.

## **IMMIGRATION ACT**

A 'Right to Rent' check will be carried out on each applicant by our referencing partners which will ascertain as to whether they have the right to rent a property in the United Kingdom.

## **RENT**

The first month's rent is required in cleared funds on or before the day your tenancy starts. This can be paid on the day in cash if you wish or by cheque or bank transfer at least 3 working days prior.

We recommend that you take out tenant's liability insurance cover for a minimum of £2,500 cover for any accidental damage you may cause to the landlord's fixtures and fittings.

**Items listed in red on the front page are for the tenants use whilst working. The Landlord will not repair or replace those items.**