

# Philip Laney & Jolly

## Welland Road, Hanley Swan



- Well presented mews house
- Three bedrooms, master with en-suite
- Family bathroom

- Living room, dining room
- Fitted kitchen with built in oven and hob
- Available now, unfurnished

**PRICE: £725 per month**

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While we endeavour to make our letting details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Tan-y-bryn, 2 Hanley Court, Welland Road, Hanley Swan, Worcestershire WR8 ODA

**LOCATION:** This property is situated in the centre of Hanley Swan, a picturesque village centred around a traditional village green with duck pond, pub and village stores. The property is approximately 8 miles from the centre of the City of Worcester. Junction 1 of the M50 motorway, which connects directly to the M5 motorway, is approximately 7 miles distant.

**DESCRIPTION:** Three bedroom mews house with enclosed garden to the rear.

#### ACCOMMODATION:

**ENTRANCE HALL:** Part glazed front door with frosted window to the side, decorative ceiling light point, slate tiled floor, radiator, solid oak floating shelves, coat hooks, doors to the cloakroom, kitchen and living room, stair to the first floor.

**CLOAKROOM:** Champagne coloured suite comprising of close-coupled WC and wall mounted washbasin, obscured window to the front aspect, flex light fitting, slate tiled floor, bathroom cabinet.

**KITCHEN:** 11'11 x 9'5 (3.65m x 2.89m) Range of white wall and base units with grey laminate roll-top work surface over, 1 ½ bowl stainless steel sink and drainer, electric hob with extractor canopy over, built in Indesit oven, ceiling spotlights, slate tiled floor, window to the front aspect, radiator, two floating shelves, power points, TV point.

**DINING ROOM:** 14'10 x 9'8 (4.54m x 2.97m) Suspended height adjustable ceiling light fitting, neutral fitted carpet, window to the rear aspect, built in storage cupboard, radiator, power points, phone point, door to:

**LIVING ROOM:** 11'0 x 16'5 (3.34m x 5.02m) Contemporary three point light fitting, neutral fitted carpet, French doors leading to rear garden, vertical radiator, fireplace (decorative) with floating solid oak mantle, two floating shelves, power points, TV point.

**STAIRS AND LANDING:** Decorative ceiling light point, loft access, neutral fitting carpet on the landing, solid wooden stairs painted white, radiator, window to the rear aspect.

**MAIN BEDROOM:** 11'1 x 13'6 (3.38m x 4.12m) Ceiling fan light fitting, fitted carpet, window to the rear aspect, radiator, power points, phone point, door to:

**EN-SUITE SHOWER ROOM:** White suite comprising of close coupled WC, two matching round washbasins sat on a wooden vanity unit with glass shelf, walk in shower cubicle with curved shower screen and thermostatically controlled mixer shower, inset ceiling spotlights, obscured window to the front aspect, tiled floor, heated towel rail, two wall mounted shelves.

**BEDROOM TWO:** 10'4 x 9'0 (3.15m x 2.76m) Window to the front aspect, ceiling light point, fitted carpet, radiator, built in wardrobe, wall mounted shelving, power points.

**BEDROOM THREE:** 9'0 x 6'9 (2.75m x 2.08m) Window to the rear aspect, ceiling light point, fitted carpet, radiator, built in wardrobe, wall mounted shelving, power points.

**BATHROOM:** 7'10 x 5'9 (2.39m x 1.76m) White suite comprising of close-coupled WC, oval shaped ceramic

washbasin sat on a wooden vanity unit, freestanding bath with solid chrome drencher shower head over, inset halogen spotlights, obscured window to the front aspect, tiled floor, heated towel rail, airing cupboard, extractor fan, bathroom cabinet.

**OUTSIDE:** To the front of the property is a shared courtyard, with off road parking for 2/3 cars. To the rear of the property is an enclosed private garden with decked patio area.

**SERVICES:** Mains Electricity, Oil, Water and Drainage were laid on to the property and connected at the time of our inspection. The tenant will be responsible for payment of electricity, oil, council tax and water bills.

**LEASE:** The property is available on an initial six month Assured Shorthold Tenancy with the possibility of renewing at the end of that period. The tenant will be responsible for the interior up-keep of the premises. No smokers. Small pets may be considered and allowed with Landlords prior approval. The rent is to be paid monthly (in advance) on the first of every month by standing order. We will be acting as managing agents for this property.

**OUR LETTING PROCEDURE:** If the property is suitable a prospective tenant will be asked to pay a fee of £75.00 on application and an administration charge of £75.00 (the fee for drawing up the lease) and will need to complete a simple application form – **THIS IS A TOTAL OF £150.00**. Any additional applicant(s) will need to pay a fee of £40 + VAT (a total of £47.00). The application form(s) will be passed to an insurance investigating company who will provide credit checks and a report (usually within a few days). The property will be held pending the outcome of an application. If the results of these checks are satisfactory then the tenancy can proceed: however, should the application be unsuccessful, and a lease not issued, the administration charge (£75.00) will be refunded. The landlord will require a returnable deposit equivalent to 1½ months rent. No interest will accrue on the deposit, which will be registered with The Dispute Service ([www.thedisputeservice.co.uk](http://www.thedisputeservice.co.uk)) in line with the new tenancy deposit scheme.

**TENANTS CONTENTS INSURANCE:** We insist that all tenants take out contents insurance. The insurance we offer includes accidental damage to Landlords contents, which will help protect the tenant's dilapidations deposit. The premium can be paid monthly. A leaflet is available at our office. If you have your own policy we will need a copy to confirm you are covered, prior to signing the tenancy agreement. Insurance will need to be in place by the time you take up occupancy.

**VIEWING:** Strictly by arrangement with the Agents. Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

