



**5 Birchtree Grove, Pershore, WR10 1PJ**

**£1,300 Per Month**

A spacious five bedroom detached property in a quiet cul de sac in Pershore. The accommodation comprises, entrance hall, lounge, kitchen with range cooker, fridge & dishwasher opening on to dining space, utility room with numerous storage cupboards and space for washing machine & tumble dryer, dining room/study, downstairs WC, five bedrooms one with en suite shower room and separate family bathroom. Further benefits include rear garden, off road parking and garage. Available immediately. EPC C. Council tax band E





5, Birchtree Grove, Pershore, Worcestershire, WR10 1PJ

Information

TENANT FEES:

HOLDING DEPOSIT: A refundable\* holding fee equivalent to one week’s rent (£300) is payable in advance in order to reserve the property. The holding fee will be deducted from the first month’s rent payment. \*Conditions apply

DEPOSIT: A deposit of £1500 will be required as security against damage or arrears of rent.

RENT: £1300 Per calendar month.

FURNISHINGS: The property is offered to let unfurnished

RESTRICTIONS: Non-smokers only, No pets

TERM: Six months minimum. A longer term may be available by negotiation.

APPLICATION: You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants

The property will remain on the market until satisfactory referencing has been received from our referencing company.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 72                      | 80        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |