



61 LYTTLETON AVENUE, HALESOWEN, WEST MIDLANDS, B62 9EB
Monthly Rental Of £750





LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local amenities and facilities, whilst the local major road network enables commuting to the surrounding areas. The property can be located travelling along Hagley Road West from the agents office towards Halesowen, turn right into Narrow lane, a distance along turn left into Newlands Drive and left again into Lyttleton Avenue where the property will be found on the right hand side as indicated by the agents To let board.

DESCRIPTION

This unfurnished detached home is available from the end of December It comprises on the ground floor of an entrance hall, lounge, dining room & kitchen. On the first floor is a landing, 3 bedrooms & a family bathroom. There are gardens to both the front and rear - please note the side garden is being used to build a new house and will be cordoned off appropriately. The property benefits from gas central heating & majority UPVC double glazing. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: E

Canopy entrance area with front door to:

Entrance Hall

Pendent ceiling light, stairs to first floor, doors to lounge & dining room/2nd reception room

Lounge 14' 0" into bay x 10' 9" max chimney recess (4.26m x 3.27m)

Front facing, feature fire surround, double panel radiator, 4 wall light points, 5 spotlights

Dining Room/2nd Reception Room 13' 8" x 10' 4" (4.16m x 3.15m)

Rear facing, double panel radiator, pendent ceiling light, wall in understairs cupboard with side facing window and wall mounted Biasi boiler, lighting

Kitchen 9' 11" x 9' 0" (3.02m x 2.74m)

Rear facing, one & half bowl stainless steel sink unit, work surfacing with splash tiling, fitted oven, gas hob, floor & wall mounted units, tiled flooring, access to roof space, ceiling light, part glazed door to rear garden

First Floor Landing

Side facing, access to roof space, pendent ceiling light, doors to all first floor rooms

Bedroom One 14' 6" into bay x 10' 7" max chimney recess (4.42m x 3.22m)

Front facing, double panel radiator, pendent ceiling light

Bedroom Two 10' 5" x 10' 1" max chimney recess (3.17m x 3.07m)

Rear facing, double panel radiator, pendent ceiling light

Bedroom Three 7' 2" x 6' 0" (2.18m x 1.83m)

Front facing, single panel radiator, pendent ceiling light

Bathroom

Rear facing, fitted with a white suite, panel bath with shower attachment, WC, pedestal wash hand basin, part tiled walls, double panel radiator, storage cupboard, 3 spotlights

Front Garden

To the front is a foregarden with path to front door

Rear Garden

To the rear is a lawned garden.

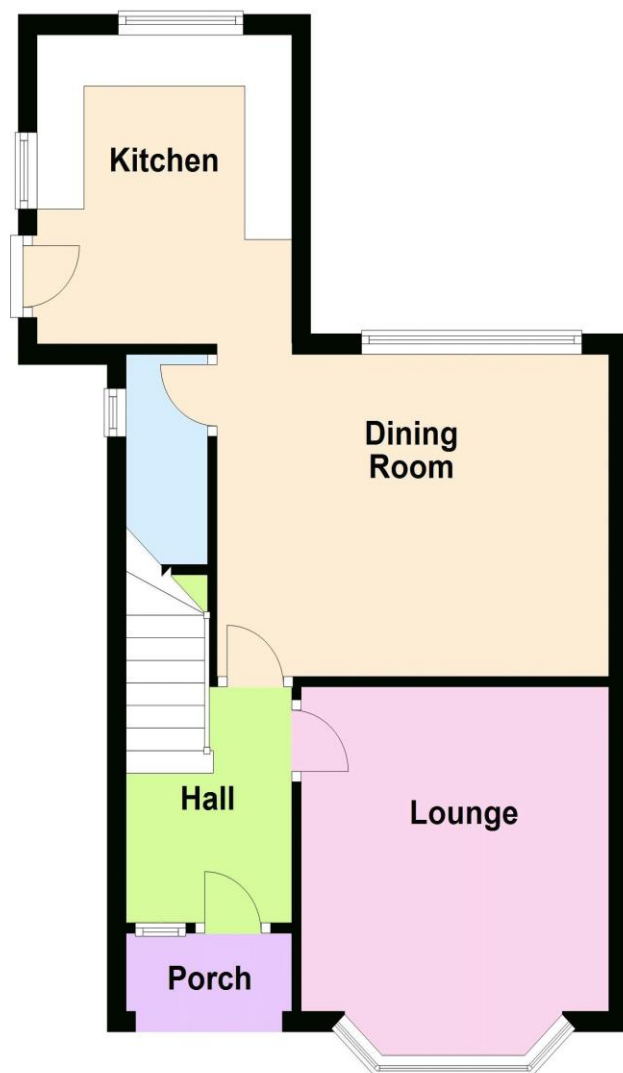
NOTE BUILDING WORK

Please note the side garden will be cordoned off and a new build property is going to be built imminently.

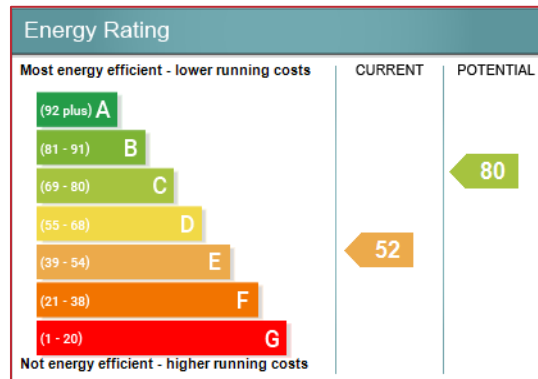
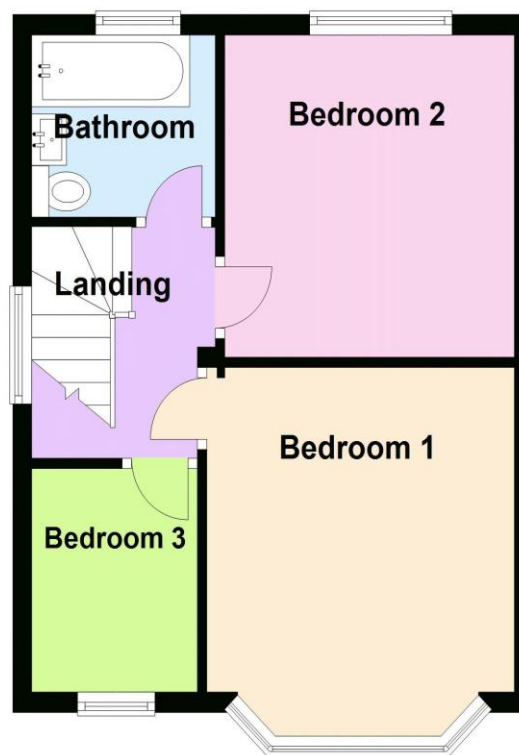
Holding Deposit & In Tenancy Fees

Holding Deposit of 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 - 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. Please Note: 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 (Tenant's Request): £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 (Tenant's Request) - £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 (Tenant's Request) - 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.

Ground Floor



First Floor



Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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