



humberstones
homes

142 CLAPGATE LANE, BARTLEY GREEN, BIRMINGHAM, B32 3DE
Monthly Rental Of £775





LOCATION

Clapgate Lane is in the residential area of Bartley Green close to it's borders to Harborne and Quinton. There are local shops & amenities over the road from the property, Woodgate Country Park literally a stones throw from the house & a large ASDA superstore close by. It can be found by turning off the B4121 onto Stonehouse Lane and then into Clapgate Lane where the house can be identified by the agent's To Let board on the left hand side.

DESCRIPTION

This well presented home is available end February and comes unfurnished. It comprises on the ground floor of an entrance porch, hall, kitchen/breakfast room and a lounge diner. On the first floor is a landing, 3 good sized bedrooms and a family bathroom. There is a driveway to the front giving off road parking and there is a southerly facing rear garden. The house benefits from gas central heating and UPVC double glazing. There is a garage in block to the rear ideal for storage. **NO STUDENTS, NO SMOKERS. NO PETS** Subject to holding deposit - see our website for more details. EPC rating: C

Entrance Porch

Double cloaks cupboard with wall mounted Worcester boiler inside, ceiling light and part glazed UPVC door to entrance hall

Entrance Hall

Double panel radiator, wood laminate flooring, stairs to first floor, ceiling light, doors to all ground floor rooms

Kitchen/Breakfast Room 14' 0" x 9' 4" (4.26m x 2.84m)

Front facing, one and half bowl sink unit, work surfacing with splash tiling, built in oven, gas hob & cooker hood over, washing machine (on a non-repairing and replacing basis), tumble dryer (on a non-repairing and replacing basis), floor and wall mounted units, double panel radiator, ceiling light

Lounge/Diner 15' 6" x 12' 1" max recess (4.72m x 3.68m)

Rear facing, feature fire surround, double panel radiator, wood laminate flooring, understairs cupboard, ceiling light, UPVC glazed double doors to rear garden

First Floor Landing

Access to roof space, ceiling light, doors to all first floor rooms

Bedroom One 13' 7" x 9' 7" max (4.14m x 2.92m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Two 12' 7" x 8' 8" into wardrobes (3.83m x 2.64m)

Rear facing, single panel radiator, wood laminate flooring, pendent ceiling light, fitted wardrobes with sliding doors and shelving

Bedroom Three 9' 1" x 6' 6" (2.77m x 1.98m)

Rear facing, single panel radiator, wood laminate flooring, pendent ceiling light, fitted double wardrobe/cupboard.

Bathroom

Front facing, fitted with a white suite, panel bath with Mira shower, WC, wash hand basin with cupboards below, single panel radiator, part tiled walls, ceiling light

Rear Garden

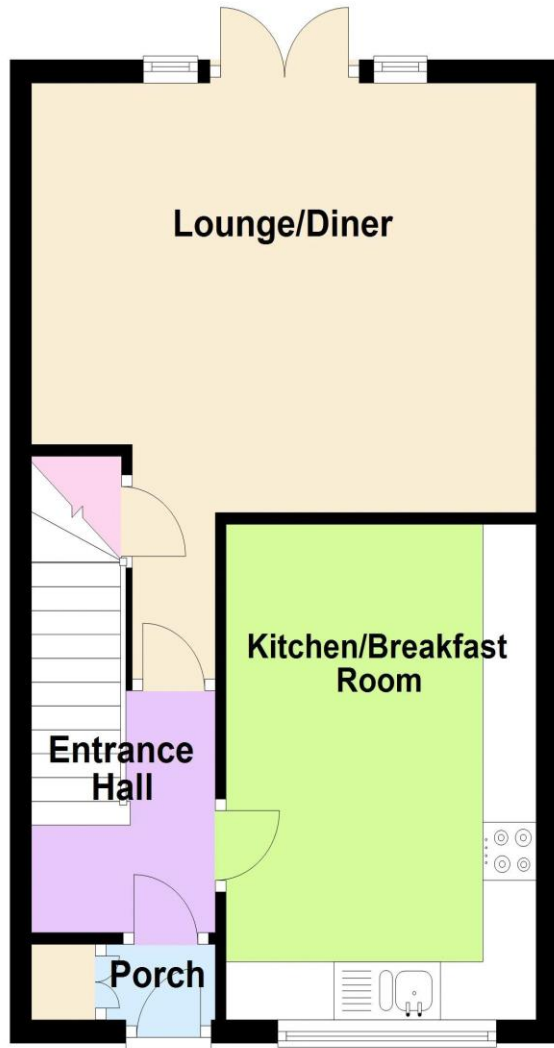
To the rear is a garden with a southerly aspect, having wooden decked patio leading to a lawned garden with timber garden shed and fenced boundary. There is also a gate leading to a garage en-bloc.

Holding Deposit & In Tenancy Fees

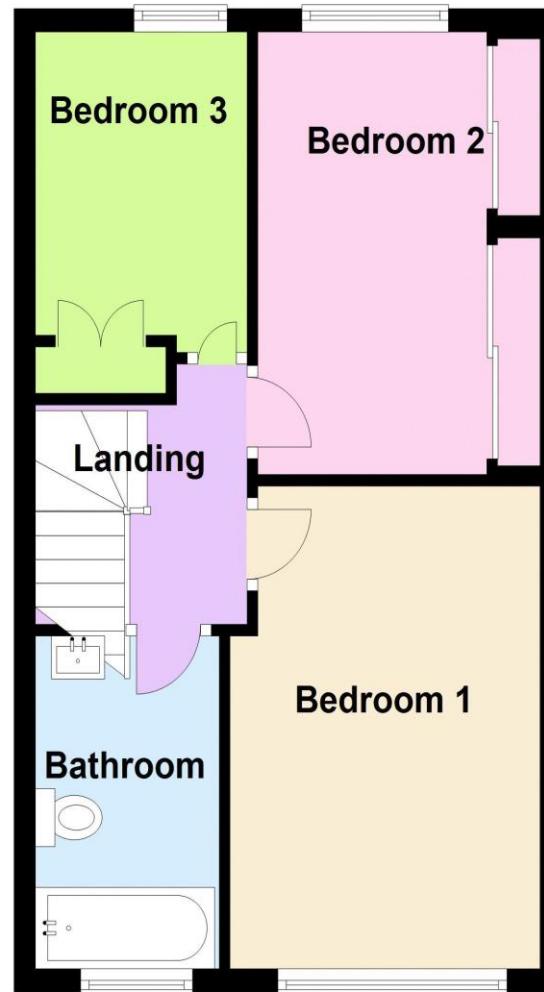
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy 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



Energy Performance Certificate

142, Clapgate Lane, BIRMINGHAM, B32 3DE
 Dwelling type: Detached house
 Date of assessment: 08 May 2018
 Date of certificate: 08 May 2018

Reference number: R208-1014-F29-8107-0003
 Type of assessment: EPC/A1 existing dwelling
 Total floor area: 77 sq ft

Use this document for:
 - Compare current energy ratings of properties to see which properties are more energy efficient
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Estimated energy costs of heating for 3 years: **£ 1,962**
Over 3 years you could save **£ 441**

Estimated energy costs of this house		Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 180 over 3 years	You could save £ 441 over 3 years
Heating	£ 1,418 over 3 years	£ 1,125 over 3 years	
Hot Water	£ 297 over 3 years	£ 218 over 3 years	
Totals	£ 1,962	£ 1,523	

These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years. They are based on the energy costs of different household fuels. They include energy use for technical appliances such as electric showers and electric radiators.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 9. The average energy efficiency rating for a dwelling in England and Wales is rated E (rating 69). The EPC rating shown here is based on standard assumptions and will vary depending on energy use and other factors. The EPC rating shown here is based on standard assumptions and will vary depending on energy use and other factors.

Recommended measure	Indicative cost	Typical savings over 3 years
1. Cavity wall insulation	£500 - £1,000	£ 150
2. Party wall insulation	£300 - £500	£ 100
3. Low energy lighting for all fixed outlets	£ 15	£ 50

See page 9 for a full list of recommendations for this property.

For more information on energy efficiency ratings, visit www.efficiencyratings.gov.uk or call Freephone 0800 444420. The Green Deal may enable you to finance your energy bill, visit www.green-deal.gov.uk

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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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