



**humberstones**  
homes

7 MAVIS GARDENS, OLDBURY, WEST MIDLANDS, B68 0SQ

**Monthly Rental Of £650**





### LOCATION

The property occupies a cul-de-sac position within this convenient, established neighbourhood and is handy for local amenities, facilities and schools, whilst the local major road network enables commuting to the surrounding areas. The property can be located turning off Brennand Road into Bodenham Road, turn right into Mavis Gardens where the property is situated towards the top of the cul-de-sac as indicated by the agents board.

### DESCRIPTION

This unfurnished semi-detached home is available now on a 6 month tenancy period only. The accommodation briefly comprises on the ground floor is an entrance hall, lounge and kitchen/diner. At first floor level there are three bedrooms and re-fitted shower room. Externally there is a low maintenance frontage and large garden to rear. The property benefits from upvc double glazing and gas central heating (combi boiler). Subject to holding deposit - see our website for more details. EPC Rating E.

#### Entrance Hall

Staircase rising to the first floor, radiator, and door leads to :-

#### Lounge 13' 8"(max) x 11' 2" (4.16m x 3.40m)

Double glazed window to the front, radiator, and door leads through to :-

#### Breakfast Kitchen 16' 9" x 10' 4"(max) (5.10m x 3.15m)

2 Double glazed windows to the rear, radiator, base units, rolled top work surface area, wall cupboards, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, built in storage cupboard and double glazed door to the rear garden.

#### First Floor Landing

Double glazed window to the side, loft access and doors off to all First Floor Accommodation.

#### Bedroom One 11' 1" x 10' 3" (3.38m x 3.12m)

Double glazed window to the rear and radiator.

#### Bedroom Two 11' 6" x 8' 5"(plus recess) (3.50m x 2.56m)

Double glazed window to the rear, radiator.

#### Bedroom Three 8' 5"(max) x 8' 1"(max) (2.56m x 2.46m)

Double glazed window to the front, and radiator.



#### Shower Room 7' 2" x 5' 4" (2.18m x 1.62m)

Double glazed window to the rear, heated towel rail, and attractive suite comprising :- Wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

#### Front

Pathway leading to the accommodation.

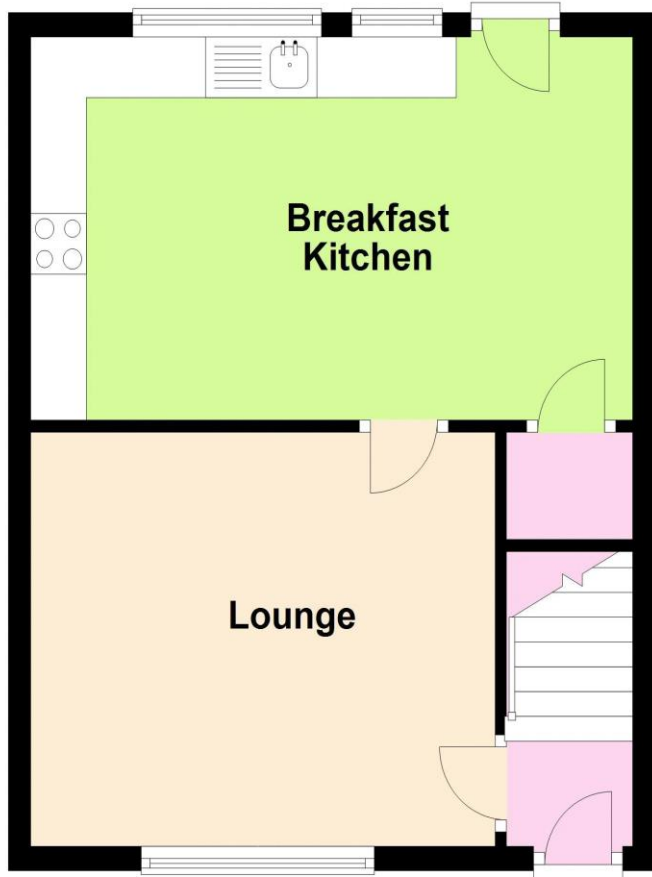
#### Rear Garden

Good sized rear garden with patio, lawn area, and side access gate.

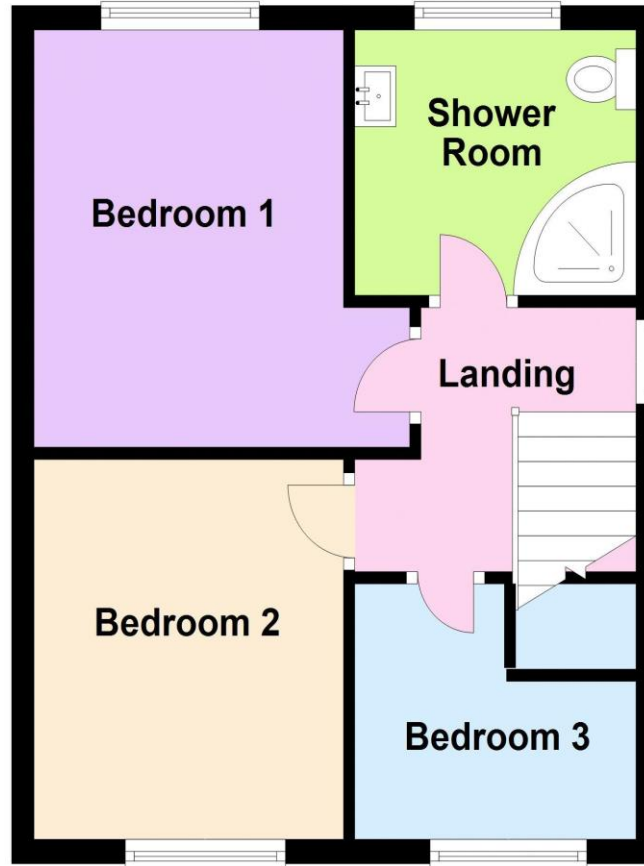
#### Holding Deposit & In Tenancy Fees

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 Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		84	
	47		44
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England, Scotland & Wales

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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