





LOCATION

Set in sought after part of the of Quinton in an attractive tree lined road, close to local shops and businesses on Hagley Road, Tesco superstore, local schools and and bus routes into Birmingham city centre and motorway access at junction 3 of the M5. The property can be found by turning off Hagley Road West into Ridgacre Lane, then right into Whitley Court Road and first left into Grayswood Park Road where the property can be found at the top of the road on the right hand side.

DESCRIPTION

This is a well presented & extended family home in a sought after tree lined road close to the Hagley Road West. It is available from the end of February and comes unfurnished. It comprises on the ground floor of an entrance porch, hallway, lounge diner, extended kitchen/breakfast room & a utility room/shower room. On the first floor is a landing, 3 bedrooms & a generous sized family bathroom. The property benefits from gas central heating & UPVC double glazing. There is a driveway to the front giving off road parking & there is a pleasant rear garden. Note: WHITE GOODS ARE LEFT ON A NON REPAIRING BASIS. EPC Rating: TBC. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details.

UPVC glazed double doors to entrance porch

Having lighting & door to hallway

Hall

Laminate flooring, single panel radiator, pendent ceiling light. understairs cupboard, doors to lounge diner & kitchen breakfast room, stairs to first floor

Lounge Diner 27' 5" into bay x 11' 10" max recesses (8.35m x 3.60m)

Front facing, laminate flooring, wall mounted fireplace, single & double panel radiators, 2 pendent ceiling lights, leading to kitchen breakfast room

Kitchen/Breakfast Room 20' 2" max x 12' 0" max L-shaped (6.14m x 3.65m)

Rear facing, single drainer sink unit, work surfacing with splash tiling, freestanding oven with grill, gas hob and cooker over, freestanding fridge freezer, dishwasher (on a non repairing & replacement basis), floor & wall mounted unit, tiled flooring, single panel radiator, 3 ceiling lights, part glazed UPVC door to rear garden, door to shower/utility room

Shower/Utility Room 10' 7" x 5' 5" (3.22m x 1.65m)

Rear facing, shower tray with shower over, wash hand basin, plumbing for washing machine (left on a non repairing & replacement basis), lighting.

First Floor Landing

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

Bedroom One 15' 0" into bay x 10' 9" max chimney recess (4.57m x 3.27m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Two 12' 0" x 10' 9" max chimney recess (3.65m x 3.27m)

Rear facing, single panel radiator, pendent ceiling light

Bedroom Three 7' 8" x 6' 8" (2.34m x 2.03m)

Front facing, single panel radiator, pendent ceiling light

Bathroom 8' 7" x 6' 8" (2.61m x 2.03m)

Side & rear facing, fitted with a white suite, panel bath with shower over & shower screen to side, WC, pedestal wash hand basin, part tiled walls, heated towel rail, access to roof space, ceiling light

Front Driveway

To the front is a driveway giving off road parking

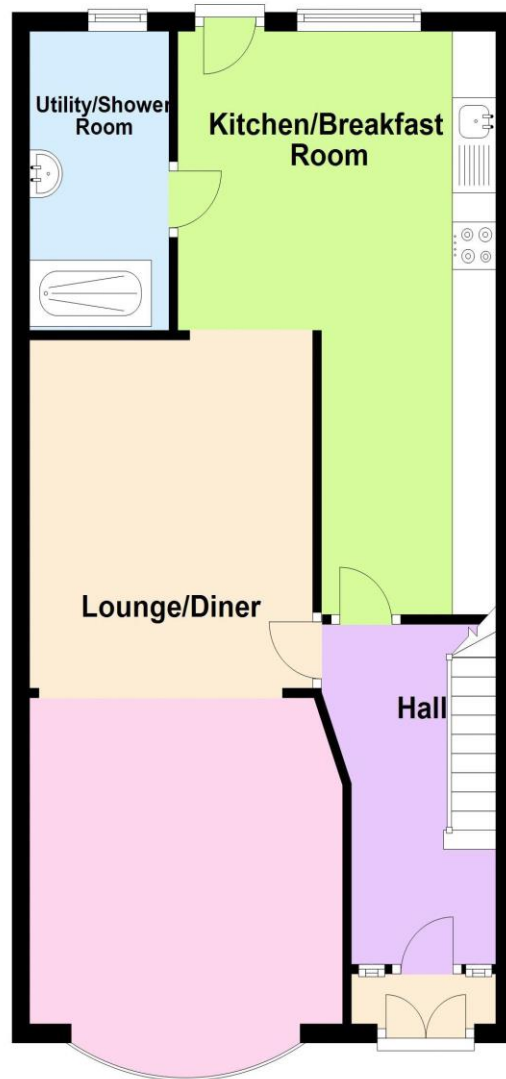
Rear Garden

To the rear is an enclosed garden with paved patio area leading to a lawned garden with shed.

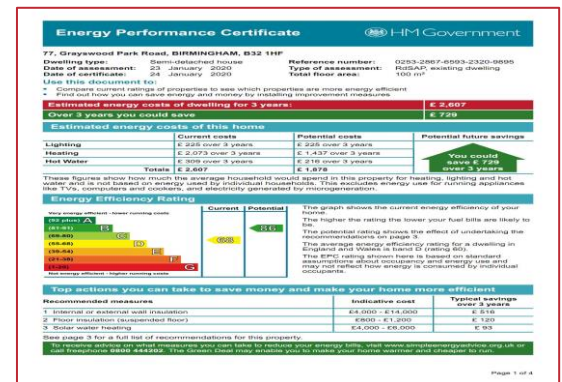
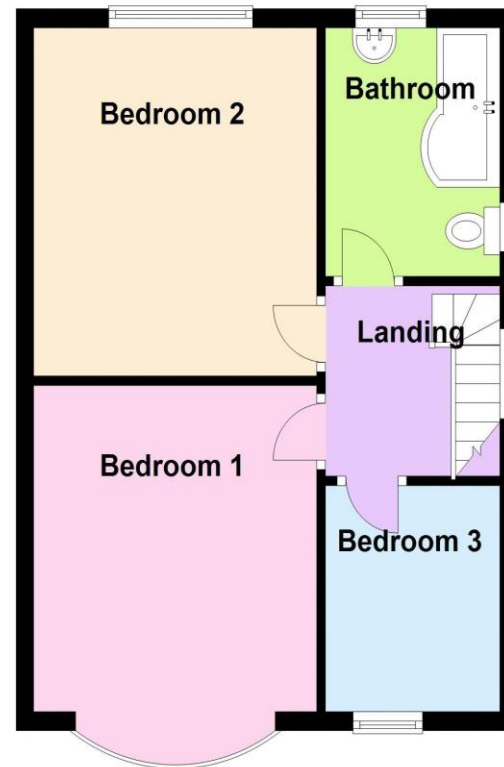
Holding Deposit & In Tenancy Fees

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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ – 0121 796 0078 – lettings@humberstoneshomes.co.uk



