



humberstones
homes

69 THREE SHIRES OAK ROAD, BEARWOOD, WEST MIDLANDS, B67 5BY
Monthly Rental Of £850



LOCATION

Three Shires Oak Road can be found in the heart of Bearwood giving excellent access to the vast array of shops & businesses not only on the Bearwood Road but also on Abbey Road itself. The award winning Warley Woods Park is within walking distance along with local schools. The property itself can be found by turning left off Bearwood Road into Three Shires Oak Road and continuing until the property is located on the right hand side opposite Millcote Road.

DESCRIPTION

This stunning 3 storey townhouse can be found in the heart of Bearwood close to Warley Woods Park and comes unfurnished and is available from February. It comprises on the first floor of a lounge, dining room, kitchen & downstairs shower room. On the first floor is a spacious landing leading to 2 double bedrooms & a contemporary bathroom with roll top bath. On the second floor is a landing & 2 further bedrooms. There is a blockpaved frontage & to the rear is a private part walled garden. The property benefits from gas central heating & UPVC double glazing being fitted and all mains services are connected. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC Rating: D

Part glazed UPVC front door to:

Lounge 14' 0" into bay x 13' 0" max chimney recess (4.26m x 3.96m)

Front facing, feature open fireplace, oak flooring, double panel radiator, pendent ceiling light, door to inner hallway

Inner Hallway

Stairs to first floor, door to dining room, pendent ceiling light

Dining Room 13' 0" max chimney recess x 11' 6" (3.96m x 3.50m)

Rear facing, feature open fireplace, slate tiled flooring, double panel radiator, pendent ceiling light, understairs storage cupboard, door to kitchen

Kitchen 16' 0" x 6' 8" (4.87m x 2.03m)

Side facing, sink unit, work surfacing with splash tiling, floor & wall mounted units, plumbing for both dishwasher and washing machine, space for cooker, tiled flooring, ceiling lights, door to rear lobby

Rear Lobby

Part glazed UPVC door to rear garden, tiled flooring, door to shower room

Shower Room

Rear facing, shower cubicle, WC, pedestal wash hand basin, part tiled walls, tiled flooring, single panel radiator, 4 downlighters

First Floor Landing

Single panel radiator, overstairs cupboard, pendent ceiling light, doors to bedrooms 1 & 2 and bathroom

Bedroom One 13' 3" max into recess x 11' 9" (4.04m x 3.58m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Two 10' 10" x 8' 7" (3.30m x 2.61m)

Rear facing, single panel radiator, pendent ceiling light

Family Bathroom

Rear facing, roll top bath with shower head fitment, WC, pedestal wash hand basin, part tiled walls, single panel radiator, ceiling light

Second Floor Landing

Access to roof space, pendent ceiling light, doors to bedrooms 3 & 4

Bedroom Three 13' 3" max chimney recess x 9' 4" (4.04m x 2.84m)

Front facing, having restricted head height, under eaves storage, single panel radiator, pendent ceiling light

Bedroom Four 17' 0" max into both recesses x 9' 3" (5.18m x 2.82m)

Rear facing, velux window, cupboards, ceiling light

Front Garden

To the front is a blockpaved frontage that with a dropped kerb would give off road parking

Rear Garden

To the rear is a lovely cottage style garden with private aspect being part walled & part fenced. Having established shrubs and a patio area.

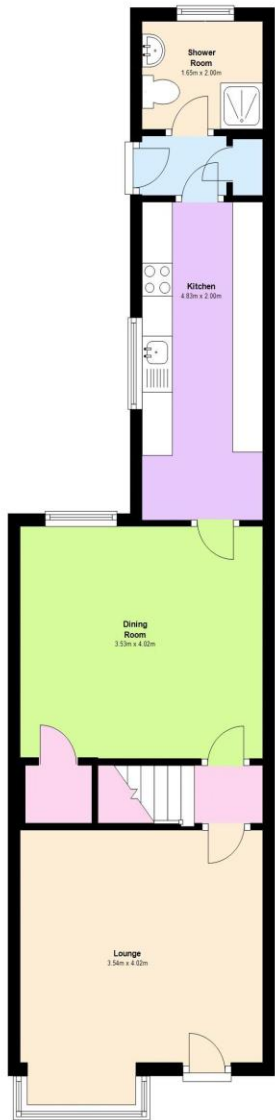
Holding Deposit

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.



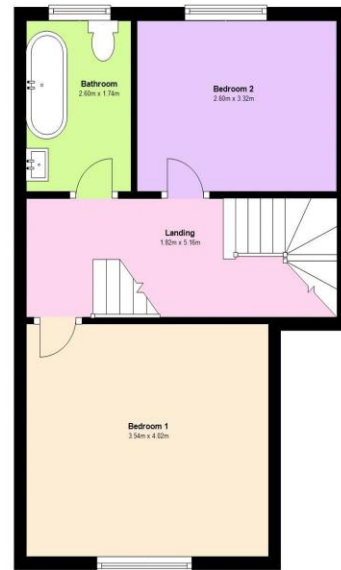
Ground Floor

Approx. 48.8 sq. metres



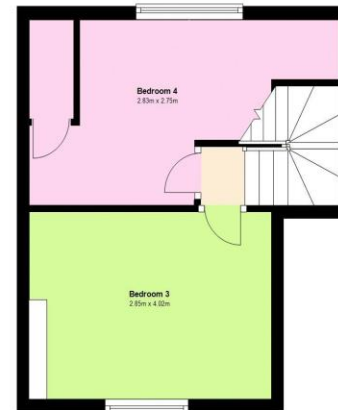
First Floor

Approx. 37.9 sq. metres



Second Floor

Approx. 26.4 sq. metres



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	68		78
	72		62
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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