



humberstones
homes

34 LUDFORD ROAD, BARTLEY GREEN, BIRMINGHAM, B32 3PG

Monthly Rental Of £895





LOCATION

The property is conveniently situated within this established neighbourhood giving access to local shops & amenities whilst the local major road network enables commuting to the surrounding areas. Ludford Road can be found off Wood Lane, turning left into Ludford Road where the property will be located on the right hand side as indicated by the agent's To Let board.

DESCRIPTION

This spacious semi-detached home is available from mid-end March and comes unfurnished. It comprises on the ground floor of a porch, entrance hall, lounge diner, kitchen & utility area. On the first floor is a landing, 2 double bedrooms and a bathroom. There is gas central heating & double glazing fitted. To the front is a driveway giving off road parking and to the rear is a lawned garden. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details EPC rating: D

UPVC glazed door to entrance porch

Having front door to entrance hall

Entrance Hall

Meter cupboard, wood laminate flooring, single panel radiator, ceiling light, stairs to first floor, door to lounge diner

Lounge/Diner 22' 6" x 10' 10" max into recess (6.85m x 3.30m)

Front & rear facing, 1 single, 1 double panel radiators, wood laminate flooring, 3 wall light points, 2 pendent ceiling lights. patio door to rear garden, door to kitchen

Kitchen 10' 8" x 7' 8" (3.25m x 2.34m)

Rear facing, single drainer sink unit, work surfacing with splash tiling, floor & wall mounted units, freestanding cooker, plumbing for washing machine, ceiling light, opening leads to utility area.

Utility Area

17ft in length, single panel radiator, wood laminate flooring, ceiling light, part glazed UPVC doors to front and rear.

First Floor Landing

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

Bedroom One 17' 6" into recess x 10' 3" (5.33m x 3.12m)

Front facing, 2 single panel radiators, pendent ceiling light



Bedroom Two 12' 1" into wardrobe recess x 9' 7" (3.68m x 2.92m)

Rear facing, single panel radiator, 2 cupboards, pendent ceiling light

Bathroom

Rear & side facing, white suite, panel bath with shower & screen, WC, pedestal wash hand basin, fully tiled walls, tiled flooring, single panel radiator, pendent ceiling light

Front Driveway

To the front is a gravelled driveway giving off road parking

Rear Garden

To the rear is a lawned garden.

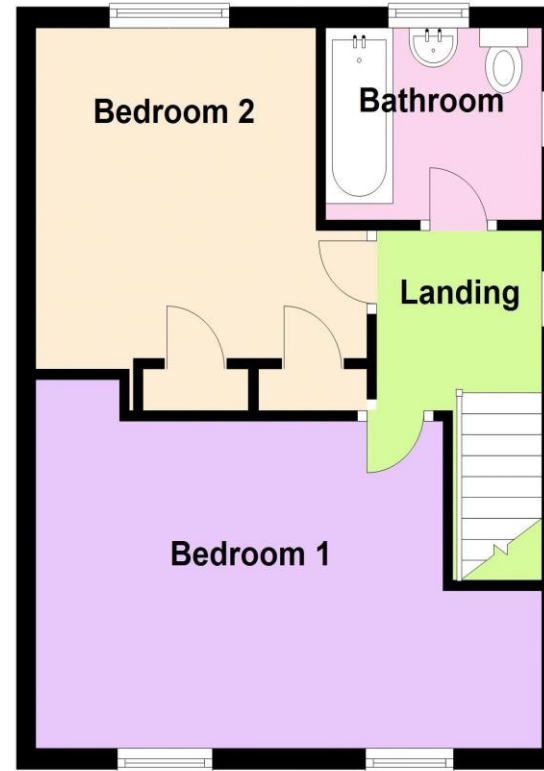
Holding Deposit & In Tenancy Fees

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

34, Lutford Road, BIRMINGHAM, B32 3PG Reference number: 2008-0927-0209-047-0814
 Dwelling type: Semi-detached house Type of assessment: EPC/A1 existing dwelling
 Date of assessment: 21 November 2013 Total floor area: 88 sq ft
 Date of certificate: 03 December 2013

Use this document for:
 a. Compare current ratings of properties to see which properties are more energy efficient
 b. Compare current ratings of properties to see which properties are more energy efficient
 c. Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of heating for 3 years:		Over 3 years you could save
Current costs	£ 2,316	£ 528
Potential costs	£ 1,788	

Estimated energy costs of this house

Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 144 over 3 years
Heating	£ 1,752 over 3 years	£ 1,437 over 3 years
Hot Water	£ 276 over 3 years	£ 207 over 3 years
Totals	£ 2,316	£ 1,788

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 current energy use and individual household habits. They include energy use for electrical appliances and hot water.

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 69 (rating G). The EPC rating shown here is based on standard assumptions and does not take into account any energy saving measures that you may have in place. It is based on the energy use of the average household in the area.

Recommendation	Indicative cost	Typical savings over 3 years
1. Insulation of external wall (partial)	£4,000 - £14,000	£ 174
2. Floor insulation	£900 - £1,200	£ 108
3. Low energy lighting for all fixed outlets	£ 200	£ 528

See page 9 for a full list of recommendations for this property.
 For more information on Energy Performance Certificates, visit www.compareenergy.gov.uk or call the National Energy Efficiency Team on 0800 444202. The Green Deal may enable you to finance your energy saving measures.

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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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