



humberstones
homes

229 RIDGACRE ROAD, QUINTON, BIRMINGHAM, B32 1HY

Monthly Rental Of £795



LOCATION

The property is conveniently situated within this popular neighbourhood and handy for local, shops, schools, bus routes into Birmingham and motorway access at junctions 2 and 3 of the M5. There is a Tesco Superstore over the road & bus routes into Birmingham right outside the house.

DESCRIPTION

This is a well presented, unfurnished home which is available now subject to referencing lead times. It comprises on the ground floor of an entrance hall, lounge, dining room, kitchen, lobby & refitted wet room. On the first floor is a landing, 3 good sized bedrooms & shower room. There is a driveway to the front giving off road parking & a lawned garden to the rear. The house benefits from gas central heating & UPVC double glazing. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: C

Front door leads to Entrance Hall

Wood laminate flooring, single panel radiator, meter cupboard, ceiling light, stairs to first floor, side facing window, doors to lounge & kitchen

Lounge 14' 4" x 11' 8" max chimney recess (4.37m x 3.55m)

Front facing, feature fire surround, wood laminate flooring, single panel radiator, pendent ceiling light, double doors to dining room

Dining Room 9' 5" x 7' 5" (2.87m x 2.26m)

Rear facing, single panel radiator, wood laminate flooring, pendent ceiling light, door to kitchen

Kitchen 12' 7" max recess x 12' 9" max recess (3.83m x 3.88m)

Side & rear facing windows, single drainer sink unit, work surfacing with splash tiling, free standing cooker, plumbing for washing machine, floor & wall mounted units, larder cupboard, ceiling light, part glazed UPVC door to lobby

Lobby

Tiled flooring, single panel radiator, wall light point, part glazed UPVC doors to side and rear, door to wet room

Wet Room

Triton shower, WC, pedestal wash hand basin, fully tiled walls, tiled flooring, single panel radiator, wall light point

First Floor Landing

Side facing, pendent ceiling light, cupboard, doors to all rooms

Bedroom One 12' 6" x 11' 6" (3.81m x 3.50m)

Front facing, single panel radiator, double cupboard, pendent ceiling light

Bedroom Two 12' 5" x 7' 10" (3.78m x 2.39m)

Rear facing, single panel radiator, double cupboard, pendent ceiling light

Bedroom Three 8' 6" into cupboard recess x 7' 10" (2.59m x 2.39m)

Front facing, single panel radiator, pendent ceiling light, overstairs cupboard

Shower Room

Rear facing, shower cubicle, WC, pedestal wash hand basin, part tiled walls, single panel radiator, ceiling light

Front Garden

To the front is a paved driveway giving off road parking with a lawned area to the side and a paved path leading to a side access and the rear garden.

Rear Garden

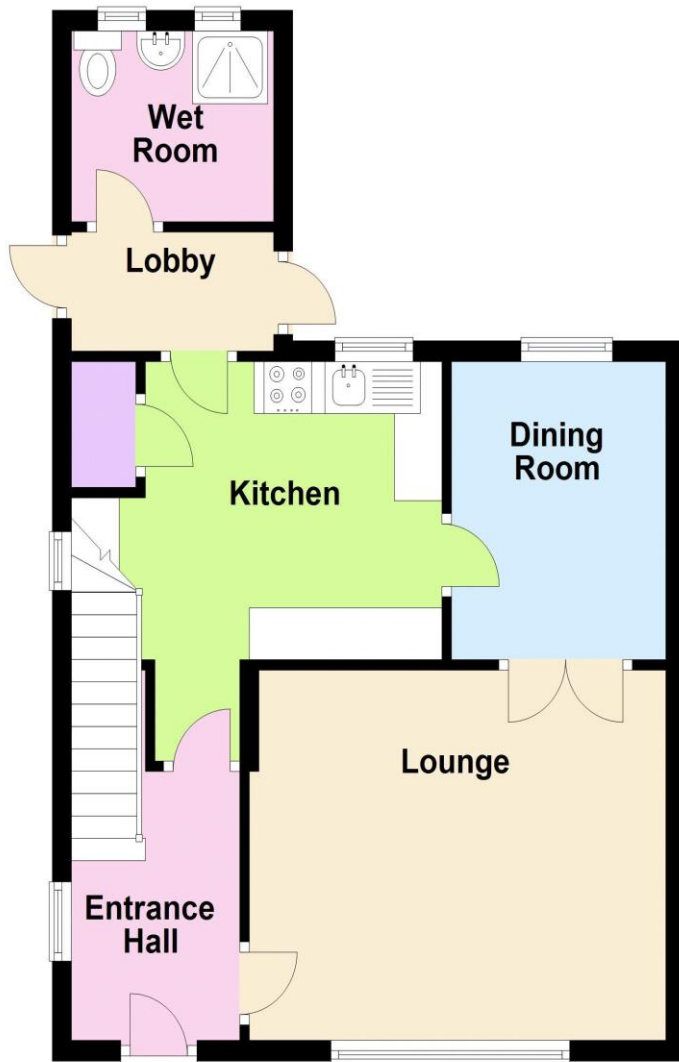
To the rear is an enclosed lawned garden with patio area.

Holding Deposit

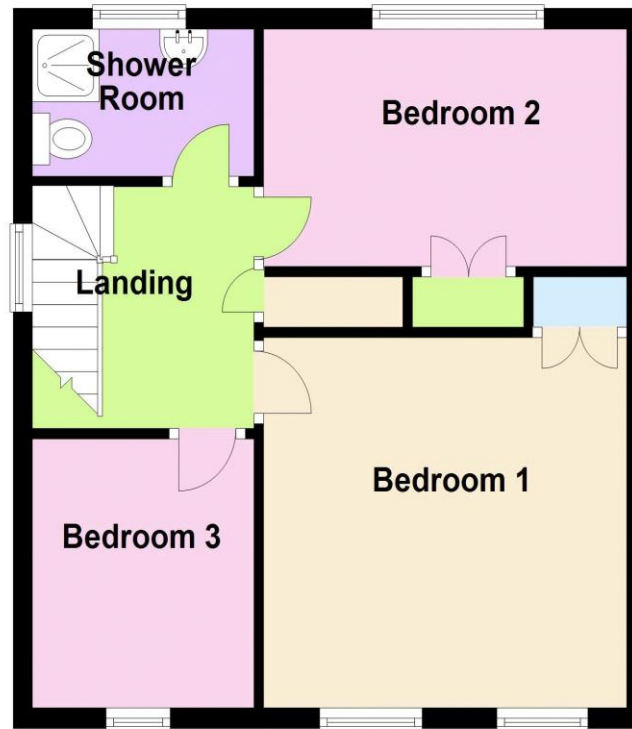
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy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

229, Hagley Road, Quinton, BIRMINGHAM, B32 1HY
 Dwelling type: Semi-detached house
 Reference number: 8011-726-0045-7540-4326
 Date of assessment: 20 June 2019
 Type of assessment: REPAI existing dwelling
 Date of certificate: 20 June 2019
 Total floor area: 78 sq ft

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 this house | | Potential future savings | |
|--------------------------------------|----------------------|--------------------------|--------------------|
| Current costs | Potential costs | Current costs | Potential costs |
| Lighting | £ 276 over 3 years | £ 192 over 3 years | £ 84 over 3 years |
| Heating | £ 1,440 over 3 years | £ 1,053 over 3 years | £ 387 over 3 years |
| Hot Water | £ 273 over 3 years | £ 192 over 3 years | £ 81 over 3 years |
| Totals | £ 1,989 | £ 1,437 | £ 552 |

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 use of the typical household. They include energy use for technical appliances, such as air conditioning and electrically generated heating.

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 energy rating shown here is based on standard assumptions and is not a guarantee. It is based on standard assumptions and is not a guarantee. It is based on standard assumptions and is not a guarantee.

| Recommended measure | Indicator cost | Typical savings over 3 years |
|--|-----------------|------------------------------|
| 1. Floor insulation (solid floor) | £4,000 - £8,000 | £ 102 |
| 2. Low energy lighting for all fixed outlets | £ 20 | £ 76 |
| 3. Solar water heating | £4,000 - £8,000 | £ 51 |

See page 9 for a full list of recommendations for this property.
 For more information on energy efficiency ratings, visit www.energy.gov.uk
 Call Freephone 0800 444202. The Green Deal may enable you to finance your home warmer and cheaper by 10%.

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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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