



humberstones
homes

120 SELSEY ROAD, EDGBASTON, BIRMINGHAM, B17 8JT

Monthly Rental Of £625





LOCATION

The property is conveniently situated within this popular neighbourhood and is handy for local amenities, facilities and school, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas.

DESCRIPTION

This mid terraced home comes unfurnished & is available now subject to referencing. It comprises on the ground floor of the dining room, lounge, kitchen, rear lobby & a downstairs WC. On the first floor is a landing, 2 double bedrooms & bathroom. There are low maintenance gardens to the front & rear. The house benefits from gas central heating & majority double glazing. NO PETS, NO SMOKERS- Subject to holding deposit - see our website for more details. EPC Rating: D

Front door leads to:

Dining Room 12' 9" max bay x 12' 3" max chimney recess (3.88m x 3.73m)

Front facing, single panel radiator, pendent ceiling light, door to lounge

Lounge 12' 3" plus door recess x 12' 3" max chimney recess (3.73m x 3.73m)

Rear facing, feature fire surround, single panel radiator, wood laminate flooring, pendent ceiling light, door to stairs to first floor, door to kitchen

Kitchen 13' 4" x 6' 5" (4.06m x 1.95m)

Side facing, single drainer stainless steel sink unit, floor & wall mounted units, wall mounted boiler, tiled flooring, ceiling light, door to rear lobby

Rear Lobby

Single panel radiator, ceiling light, door to rear garden & door to WC

WC

Side facing, WC, wash hand basin, lighting

First Floor Landing

Single panel radiator, pendent ceiling light, doors to all first floor rooms

Bedroom One 12' 3" max chimney recess x 11' 4" (3.73m x 3.45m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Two 12' 4" x 9' 4" (3.76m x 2.84m)

Rear facing, single panel radiator, pendent ceiling light

Bathroom 13' 7" x 6' 6" (4.14m x 1.98m)

Rear facing, single panel radiator, panel bath, WC, pedestal wash hand basin, single panel radiator, ceiling light

Front Garden

To the front is a small foregarden with steps leading to the front door

Rear Garden

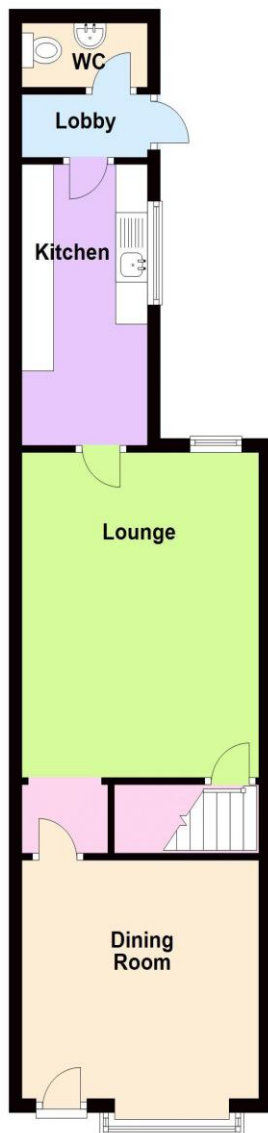
To the rear is a low maintenance paved garden.

Holding Deposit & In Tenancy Fees

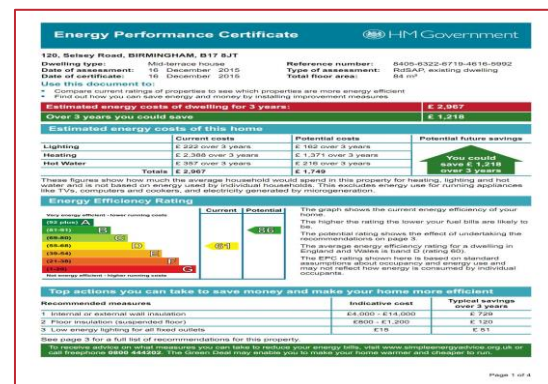
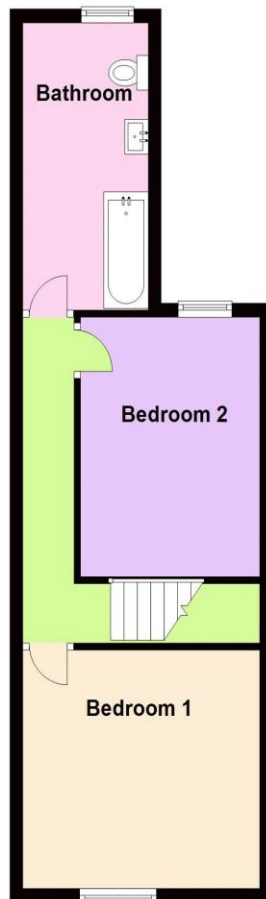
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy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



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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