



humberstones
homes

45 LUDSTONE ROAD, WEOLEY CASTLE, BIRMINGHAM, B29 5UA

Monthly Rental Of £625





LOCATION

Ludstone Road can be found in the residential area of Weoley Castle close to it's borders with Harborne giving access to local amenities including an Asda Superstore within walking distance. The house itself can be located as indicated by the agent's To Let board.

DESCRIPTION

This unfurnished home which is available from mid May, backs onto parkland & comes with a driveway. It comprises on the ground floor of an entrance hall, lounge, kitchen/breakfast room & downstairs WC. On the first floor is a landing, 2 double bedrooms & a bathroom. There is a driveway to the front giving off road parking. A low maintenance rear garden has a private aspect. The property benefits from double glazing being fitted. The landlord is in the process of fitting a brand new gas central heating system into the property. NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details. EPC rating: E

Part glazed UPVC door to entrance hall

Wall mounted gas fire, wood laminate flooring, pendent ceiling light, doors to lounge and kitchen/breakfast room, stairs to first floor

Lounge 15' 1" max chimney recess x 10' 5" (4.59m x 3.17m)

Front & side facing, feature fire surround, wood laminate flooring, pendent ceiling light

Kitchen/Breakfast Room 11' 8" max x 10' 6" (3.55m x 3.20m)

Rear facing, single drainer sink unit, work surfacing with splash tiling, floor mounted units, plumbing for washing machine, space for cooker, tiled flooring, ceiling light, understairs cupboard, UPVC door to rear garden, door to cloakroom/WC

WC/Cloaks Room

Rear facing, cloaks area, WC, tiled flooring, 2 ceiling lights

First Floor Landing

Access to roof space, ceiling light, doors to all first floor rooms

Bedroom One 15' 1" max chimney recess x 10' 6" (4.59m x 3.20m)

Front facing, wall mounted gas heater, wood laminate flooring, pendent ceiling light

Bedroom Two 13' 9" max into recess x 8' 0" (4.19m x 2.44m)

Side & rear facing, wood laminate flooring, wall mounted gas fire, understairs cupboard, pendent ceiling light



Bathroom

Rear facing, panel bath with shower over, WC, wash hand basin, part tiled walls, tiled flooring, ceiling light

Front Garden

To the front is a foregarden with paved area for off road parking and gated frontage. A path leads to the side of the property where you will find the front door and also access to the rear garden

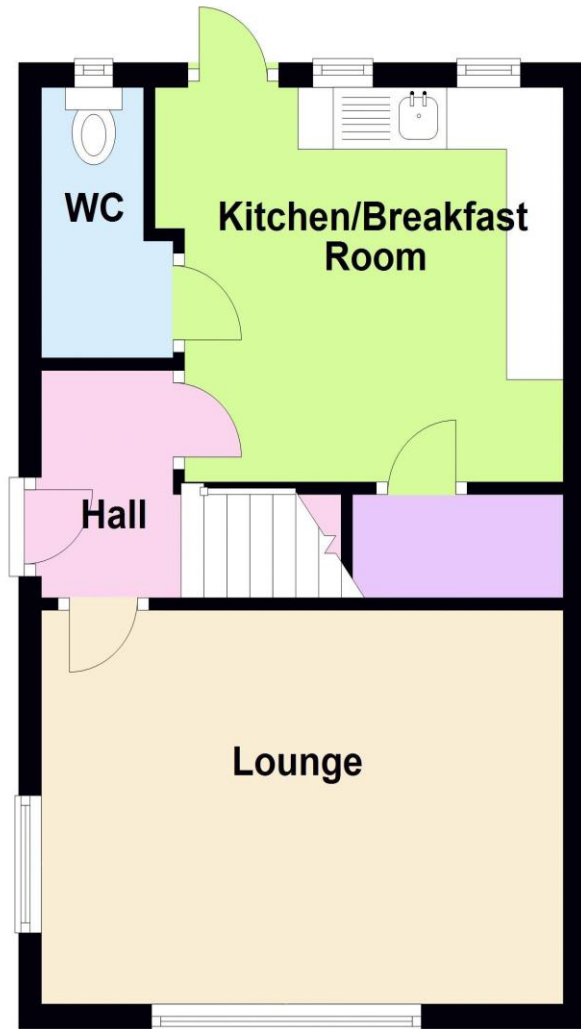
Rear Garden

To the rear is a low maintenance garden with private aspect overlooking parkland. There is a paved patio leading to a gravelled garden with established trees and plants.

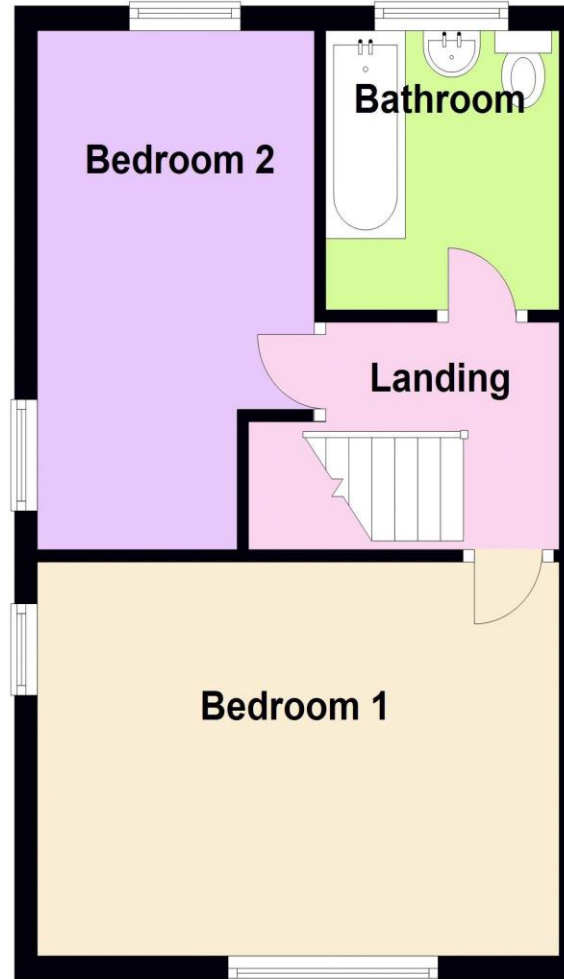
Holding Deposit & In Tenancy Fees

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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