



humberstones
homes

36 HOLLYMOUNT, 291 HAGLEY ROAD, EDGBASTON, BIRMINGHAM, B16 9LS
Monthly Rental Of £775





LOCATION

Hollymount can be found off the Hagley Road in Edgbaston giving excellent access to Birmingham City Centre with buses frequently passing by in the centre.

DESCRIPTION

This is a spacious furnished ground floor flat set in lovely grounds just off the Hagley Road. It comes part furnished & is available from the end of August. It comprises of an entrance hall, lounge diner, modern kitchen, 2 bedrooms both with fitted wardrobes & cupboards, and a modern bathroom with white suite. The property benefits from gas central heating & double glazing being fitted. There are communal gardens & on site parking. NO STUDENTS, NO PETS, NO SMOKERS. Subject to holding deposit - see our website for more details. Council Tax Band: C - EPC rating: D

Communal Entrance leads to Flat 36

Front door with intercom

Entrance Hall

Single panel radiator, pendent ceiling light, walk in storage cupboard, doors to lounge diner, bedrooms 1 & 2 and bathroom

Lounge/Diner 17' 6" x 10' 6" (5.33m x 3.20m)

Rear facing, wood laminate flooring, 2 radiators, 2 pendent ceiling lights, door to kitchen

Kitchen 13' 5" x 7' 0" (4.09m x 2.13m)

Rear facing, single drainer sink unit, work surfacing with splash tiling, freestanding oven & hob with cooker hood over, fridge freezer, washing machine, floor & wall mounted units, single panel radiator, wall mounted boiler, tiled flooring, ceiling light

Bedroom One 13' 10" x 10' 7" into wardrobes (4.21m x 3.22m)

Front facing, 3 double wardrobes, dressing table, cupboards, single panel radiator, pendent ceiling light

Bedroom Two 12' 1" x 6' 10" (3.68m x 2.08m)

Front facing, fitted wardrobe & cupboards, double panel radiator, pendent ceiling light

Bathroom

Fitted with a white suite, panel bath with Triton shower over & shower screen to side, WC, pedestal wash hand basin, fully tiled walls, tiled flooring, single panel radiator, pendent ceiling light

Parking

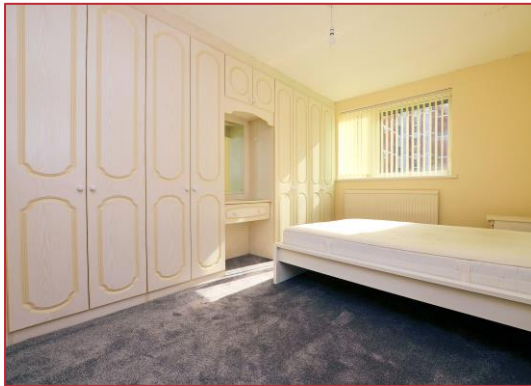
There is parking on the development on a first come first served basis.

Gardens

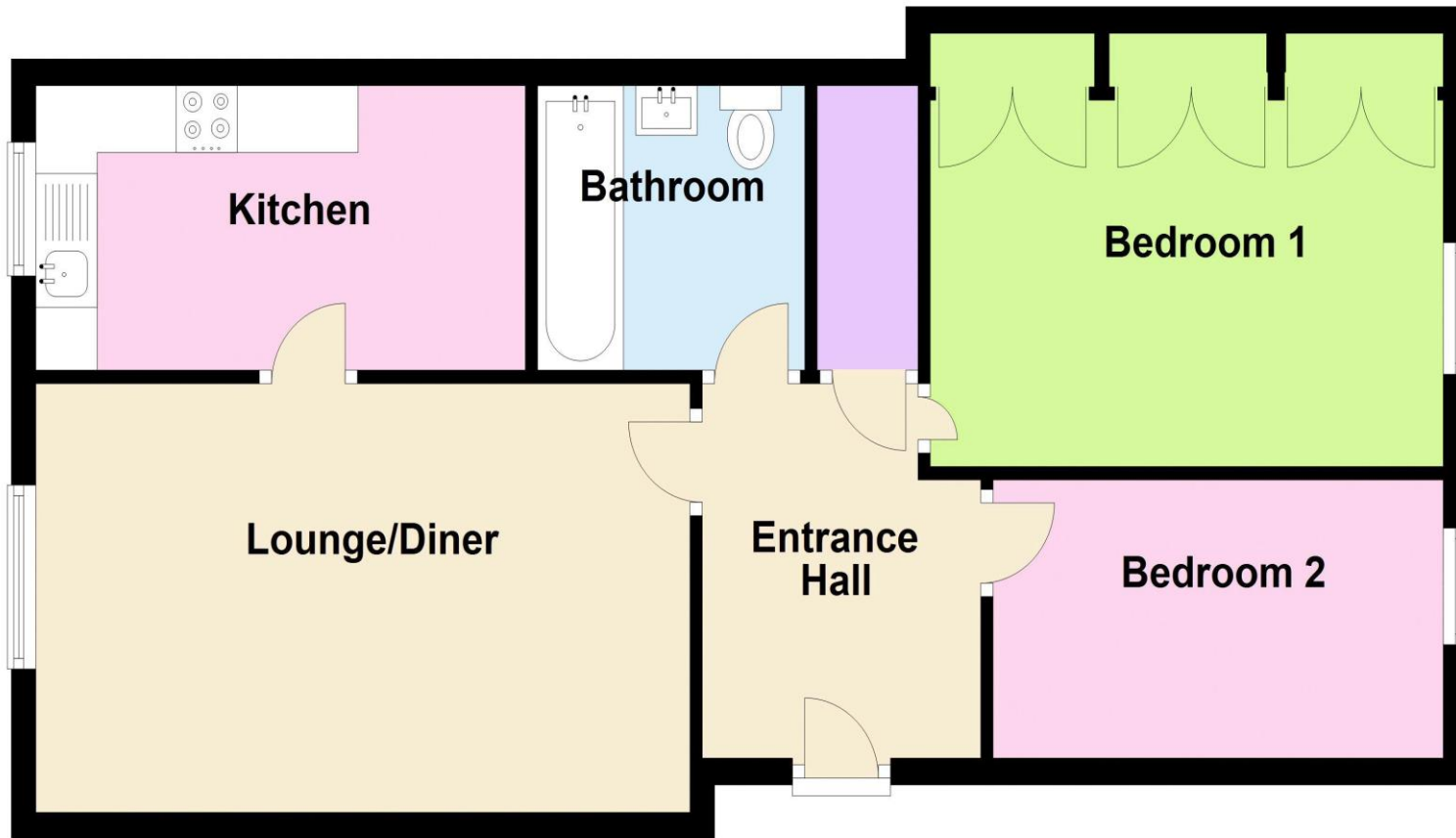
The flats are set in a well maintained garden setting.

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. 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



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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