





LOCATION

Set in sought after residential part of the of Quinton, known as the 'Golden Triangle' in an attractive tree lined road, close to local shops and businesses on Hagley Road, Tesco superstore, local schools and bus routes into Birmingham city centre and motorway access at junction 3 of the M5. The property can be found by turning off Hagley Road West into Stoney Lane, which continues into Ridgacre Road, turning left into Edenhall Road and right into Whitley court Road where the property can be found on the left hand side as indicated by the agents To Let board.

DESCRIPTION

This spacious semi-detached home in a sought after tree lined road is available now subject to referencing lead times & comes unfurnished. It comprises of an entrance hall, dining area, lounge area, kitchen, utility room & garage. On the first floor is a landing, 3 bedrooms, refitted bathroom & WC. There is a blockpaved driveway to the front giving off road parking & a private garden to the rear. The house benefits from gas central heating & majority double glazing. Subject to holding deposit - see our website for more details. EPC rating: E

Canopy porch with front door to entrance hallway

Wood flooring, single panel radiator, pendent ceiling light, understairs cupboard, stairs to first floor, doors to dining area & kitchen

Dining Area 13' 8" max into bay x 12' 5" max (4.16m x 3.78m)

Front facing, wood flooring, double panel radiator, pendent ceiling light, leading to lounge area

Lounge Area 15' 6" max into bay x 12' 0" (4.72m x 3.65m)

Rear facing, 3 radiators, wood flooring, pendent ceiling light, double doors lead to rear garden

Kitchen 13' 7" x 9' 1" (4.14m x 2.77m)

Rear facing, single drainer sink unit, work surfacing with splash tiling, built in oven, hob & cooker hood, single panel radiator, floor & wall mounted units, built in fridge freezer, wall mounted boiler, downlighters, doors to garage & utility room

Utility Room 8' 4" x 6' 2" (2.54m x 1.88m)

Rear facing, double panel radiator, plumbing for washing machine, ceiling light, door to rear garden



Garage 14' 6" x 7' 4" (4.42m x 2.23m)

Double doors, power & lighting

First Floor Landing

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

Bedroom One 15' 6" into bay x 12' 1" max chimney recess (4.72m x 3.68m)

Rear facing, single panel radiator, pendent ceiling light

Bedroom Two 14' 6" max into bay x 12' 1" (4.42m x 3.68m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Three 7' 9" x 6' 4" (2.36m x 1.93m)

Front facing, double panel radiator, pendent ceiling light

Bathroom

Rear facing, fitted with a white suite, bath with shower over, pedestal wash hand basin, heated towel rail/radiator, ceiling light

WC

Side facing, WC, ceiling light

Front Garden

To the front is a blockpaved driveway giving off road parking.

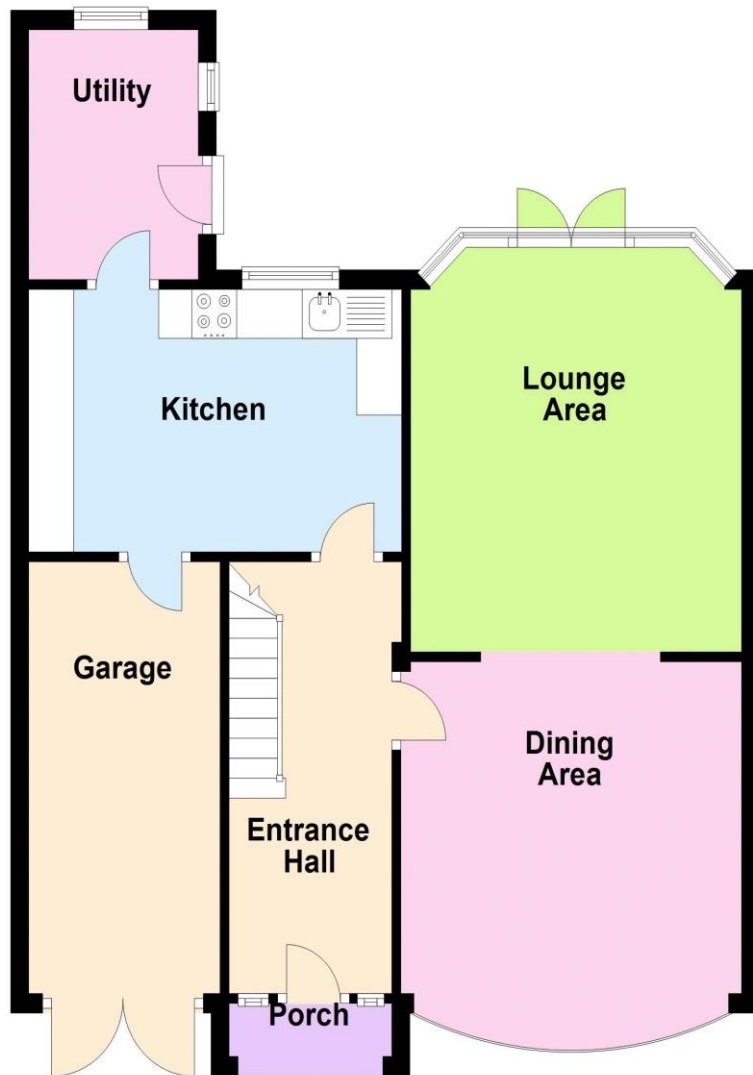
Rear Garden

To the rear of the property is an enclosed garden with lawned area and established plants.

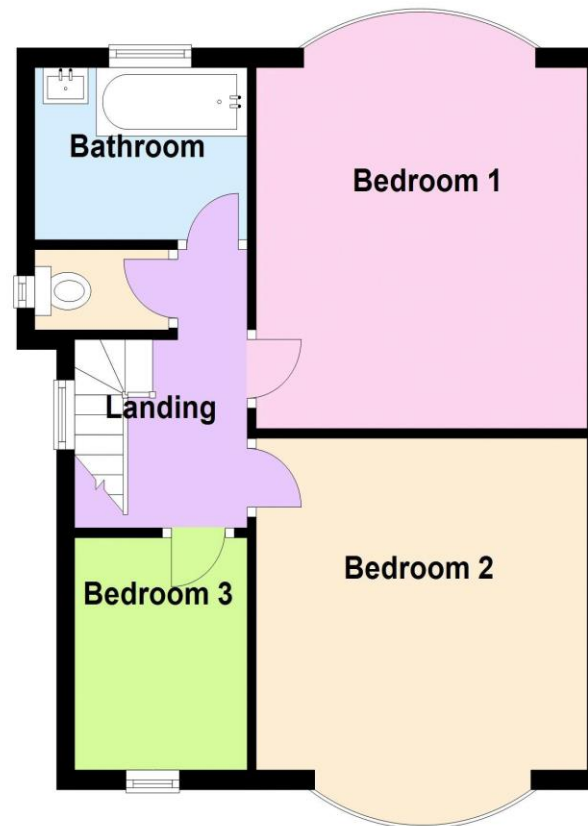
Holding & Security Deposit


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.

Ground Floor



First Floor



Energy Performance Certificate			
			
79, Whitby Court Road, Quinton, BIRMINGHAM, B32 1EZ			
Building type:	Detached house	Reference number:	9361-2812-7605-8026-2805
Date of assessment:	22 November 2018	Type of assessment:	REDAF, existing dwelling
Date of certificate:	22 November 2018	Total floor area:	98 m ²
Use this document for:			
• Compare current ratings of properties to see which properties are more energy efficient			
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Estimated energy costs of dwelling for 3 years:			£ 4,788
Over 3 years you could save			£ 3,048
Estimated energy costs of this home			
Current costs	Potential costs	Potential future savings	
Lighting	£ 201 over 3 years	£ 201 over 3 years	You could save £ 3,048 over 3 years
Heating	£ 1,217 over 3 years	£ 1,217 over 3 years	
Hot Water	£ 222 over 3 years	£ 222 over 3 years	
Total	£ 4,788		
These figures show how much the average household would spend in this property for heating, lighting and hot water over 3 years based on average, rather than individual, household needs. This includes average use for running appliances and the electricity generated by on-site generation.			
Energy Efficiency Rating			
Current	Potential	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 level 6 (rating 69). The EPC rating of 69 is better than the average rating of 69. The EPC rating of 69 is better than the average rating of 69. The EPC rating of 69 is better than the average rating of 69.	
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Top actions you can take to save money and make your home more efficient			
Recommended measure	Indicative cost	Typical savings over 3 years	
1. Increase loft insulation to 270 mm	£ 100 - £ 350	£ 30	
2. Cavity wall insulation	£ 500 - £ 1,500	£ 120	
3. Internal or external wall insulation	£ 4,000 - £ 14,000	£ 267	
See page 9 for a full list of recommendations for this property.			
For more information on energy efficiency ratings, visit www.compareenergyratings.org.uk or call 0800 5444242. The Green Deal may enable you to make your home warmer and cheaper to run.			

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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