





LOCATION

Richmond Hill can be found in the residential area of Oldbury close to Langley Train Station, junction 2 of the M5 and access to local amenities.

DESCRIPTION

This is a spacious family home that comes unfurnished & is available now subject to referencing. It comprises on the ground floor of a porch, entrance hall, WC, lounge, dining room, conservatory, breakfast kitchen, utility room & downstairs shower room. On the first floor is a gallery landing, 4 double bedrooms, en-suite shower room & a family bathroom. There is a garden to the rear & a driveway to the front BUT NOTE the garage is NOT included in the tenancy. The property benefits from gas central heating & double glazing being fitted. NO STUDENTS, NO SHARERS. Subject to holding deposit - see our website for more details. EPC rating: TBC

Patio doors lead to porch

Tiled flooring, ceiling light, glazed UPVC door to entrance hall

Entrance Hallway

Single panel radiator, wood laminate flooring, ceiling light, stairs to first floor, doors to WC, lounge, dining room & breakfast kitchen

Lounge 19' 9" max into bayx 12' 9" (6.02m x 3.88m)

Front facing, wood laminate flooring, radiator, ceiling light, recesses downlighters, patio style door to dining room

Dining Room 15' 10" x 10' 5" (4.82m x 3.17m)

Rear facing, wood laminate flooring, single panel radiator, pendent ceiling light, UPVC patio door to conservatory

Conservatory

UPVC construction, doors to rear garden

Kitchen/Breakfast Room 14' 9" x 8' 5" (4.49m x 2.56m)

Rear facing, single drainer sink, work surfacing with splash tiling, built in Bosch oven, hob & cooker hood, floor & wall mounted units, tiled flooring, dishwasher on a non repairing and non replacement basis, breakfast bar, single panel radiator, ceiling light, door to utility room

Utility Room 8' 2" x 7' 0" (2.49m x 2.13m)

Side facing, single drainer sink unit, plumbing for washing machine, wall & floor mounted units, single panel radiator, tiled flooring, glazed UPVC door to side access & door to downstairs shower room. PLEASE NOTE THAT ACCESS TO THE GARAGE IS NOT INCLUDED IN THE TENANCY

Shower Room

Rear facing, shower cubicle, WC, wash hand basin, tiled flooring, wall mounted boiler, ceiling light

First Floor Landing

Front facing window, access to roof space, pendent ceiling light, doors to all bedrooms & family bathroom

Bedroom One 16' 0" max x 15' 0" max into wardrobe recess (4.87m x 4.57m)

Front facing, single panel radiator, pendent ceiling light, fitted wardrobes & cupboards, door to en-suite

En-Suite Shower Room

Side facing, shower cubicle, wash hand basin with cupboard below, WC, fully tiled walls, tiled flooring, wall mounted radiator, 4 downlighters

Bedroom Two 16' 0" x 14' 0" max recess (4.87m x 4.26m)

Rear facing, range of fitted wardrobes & cupboards, single panel radiator, pendent ceiling light

Bedroom Three 17' 7" into wardrobe x 9' 4" (5.36m x 2.84m)

Front facing, single panel radiator, pendent ceiling light, built in wardrobe

Bedroom Four 14' 3" x 9' 4" (4.34m x 2.84m)

Rear facing, single panel radiator, pendent ceiling light

Family Bathroom

Rear facing, double shower cubicle, corner bath, WC, pedestal wash hand basin, fully tiled walls, wood laminate flooring, 4 downlighters, feature wall mounted radiator.

Driveway

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

Rear Garden

To the rear is a lawned garden with patio area.

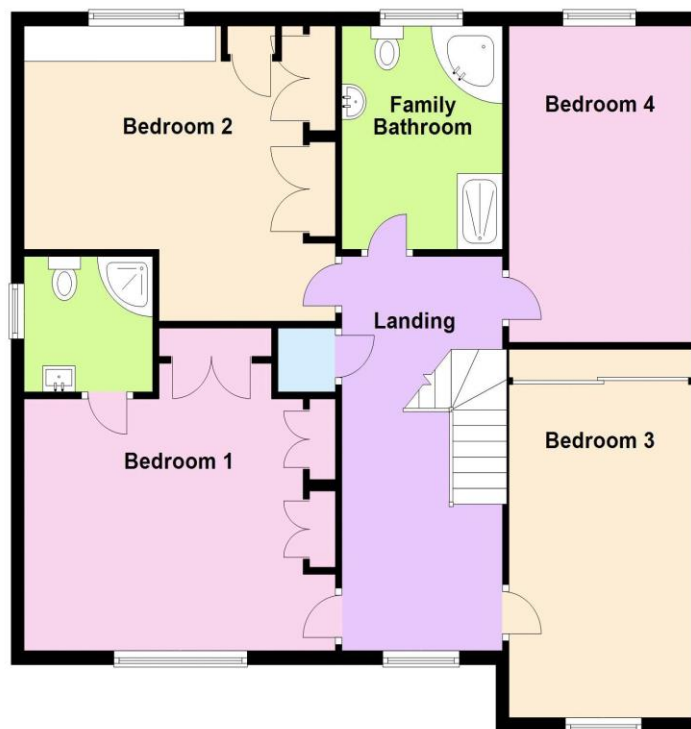
Deposits

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



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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