



**humberstones**  
homes

69 MINCING LANE, ROWLEY REGIS, WEST MIDLANDS, B65 9QE  
**Monthly Rental Of £795**





#### LOCATION

Mincing Lane can be found in the residential area of Rowley Regis giving excellent access to local shops and businesses in both Oldbury Town Centre, Blackheath & Dudley. The house can be found by turning into Mincing Lane off the A4034 Oldbury Road continuing until you find the agent's To Let board on the left hand side.

#### DESCRIPTION

This extended 4 bed semi-detached home comes unfurnished and is available end of November. It comprises on the ground floor of an entrance hall, downstairs WC, kitchen & 24ft lounge diner. On the first floor is a landing, 4 bedrooms & a bathroom with a white suite. There is a driveway giving off road parking and there is a garden to the rear. The house benefits from gas central heating & UPVC double glazing. **NO PETS, NO SMOKERS**- Subject to holding deposit - see our website for more details. EPC Rating: C

#### Part glazed UPVC front door to entrance hall

Single panel radiator, wood laminate flooring, stairs to first floor, doors to all ground floor rooms, pendent ceiling light

#### WC

Having WC, wash hand basin, ceiling light

#### Kitchen 11' 4" x 9' 8" (3.45m x 2.94m)

Front facing, one & half bowl sink unit, work surfacing with splash tiling, built in oven & hob with cooker hood over, floor & wall mounted units, tiled flooring, plumbing for washing machine, single panel radiator, downlighters

#### Lounge/Diner 24' 3" max x 10' 1" plus recess (7.39m x 3.07m)

Rear facing, feature fire surround, wood laminate flooring, 2 double panel radiators, understairs cupboard, 3 pendent ceiling lights, patio doors to rear garden

#### First Floor Landing

Access to roof space, doors to all first floor rooms

#### Bedroom One 15' 4" x 10' 3" max (4.67m x 3.12m)

Rear facing, wood laminate flooring, single panel radiator, pendent ceiling light

#### Bedroom Two 9' 9" x 9' 5" (2.97m x 2.87m)

Front facing, single panel radiator, pendent ceiling light



**Bedroom Three 9' 10" max x 9' 6" max L-shaped (2.99m x 2.89m)**  
Side facing, wood laminate flooring, single panel radiator, pendent ceiling light

#### Bedroom Four 7' 4" x 6' 3" (2.23m x 1.90m)

Rear facing, single panel radiator, pendent ceiling light

#### Family Bathroom

Front facing, fitted with a white suite, panel bath with shower over & shower screen to side, WC, pedestal wash hand basin, fully tiled walls, tiled flooring, ceiling light

#### Front Garden

To the front is a gravelled driveway giving off road parking for several cars, a foregarden and in turn leading to the front door.

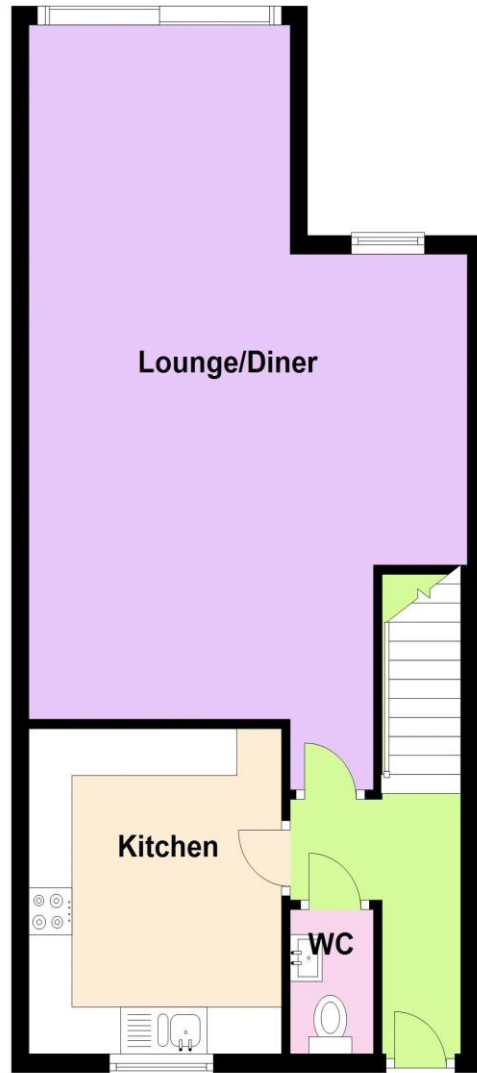
#### Rear Garden

To the rear is a fenced garden with a patio leading to a lawned garden.

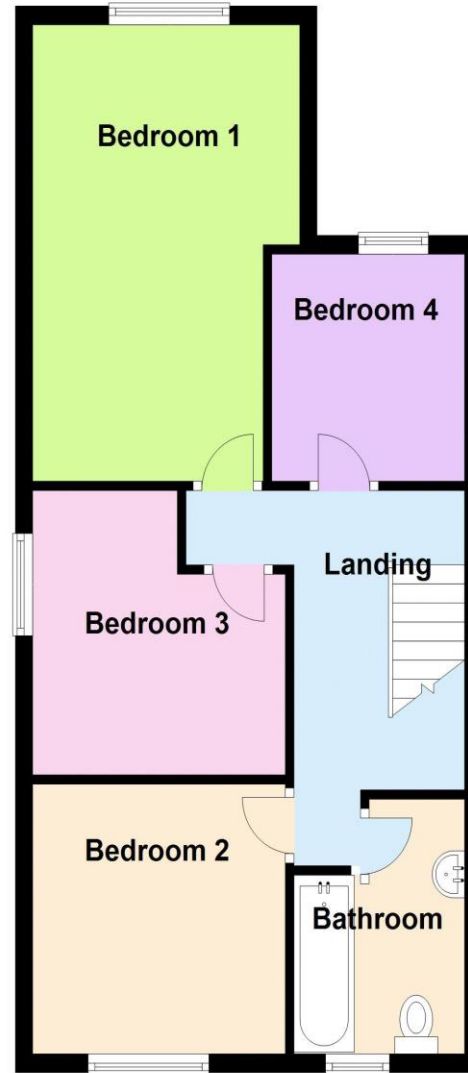
#### Holding Deposit & In Tenancy Charges

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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