



humberstones
homes

40 MAYSWOOD GROVE, QUINTON, BIRMINGHAM, B32 2RQ

Monthly Rental Of £795





DESCRIPTION

UNFURNISHED - Spacious semi detached family home having off road parking at situated in popular residential cul-de-sac. It is available now subject to referencing lead times. On the ground floor is an entrance porch, entrance hall which opens into lounge diner and kitchen, utility area and downstairs shower room. At first floor level there is a landing, three bedrooms and bathroom with a staircase off to a loft room, ideal for a hobby room or study. Externally to the front there is a driveway with parking and to the rear a good sized garden with store. The property benefits from gas central heating (combi boiler) and and UPVC double glazing. fitted. EPC Rating: NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details. EPC rating: D

Part glazed door leads to Entrance Hall

Entrance Hall

Having laminate tiled flooring, single panel radiator, ceiling light point, stairs to first floor landing and opening into kitchen & lounge/diner.

Lounge/Diner 24' 10"max x 10' 8" max (7.56m x 3.25m)

Dual Aspect - Having laminate flooring, two single panel radiators, two ceiling light points and double doors to rear garden.

Kitchen 11' 7"max x 6' 7"max (3.53m x 2.01m)

Rear Facing - Fitted with a range of wall and base units with work surfaces over, range cooker, dishwasher (left on non repairing basis) chimney canopy, inset sink unit, concealed wall mounted combination gas central heating boiler, ceiling light point, laminate flooring and door to side passage.

Side Passage

Giving access to wet room and utility.

Utility Room

Having plumbing for washing machine, space for fridge freezer and tumble dryer, ceiling light point and door to rear garden.

Wet Room

Having tiled floor, mixer shower, low level wc, wash hand basin and ceiling light point.

First Floor Landing

Side Facing - Having doors to bedrooms and bathroom, ceiling light point and staircase to attic room/study.

Bedroom One 13' 0"max x 10' 9"max (3.96m x 3.27m)

Front Facing - Having fitted wardrobes, single panel radiator and ceiling light point.

Bedroom Two 10' 6" max x 9' 5" max (3.20m x 2.87m)

Rear Facing - Having laminate flooring, fitted wardrobes, single panel radiator and ceiling light point.

Bedroom Three 8' 11" x 7' 0" (2.72m x 2.13m)

Rear Facing - Having single panel radiator and ceiling light point.



Bathroom

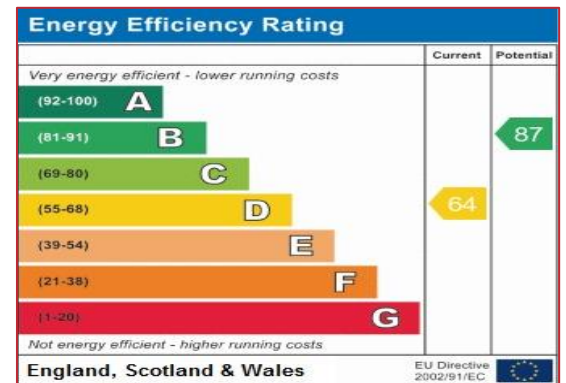
Front Facing - Having paneled bath with electric shower over, low level wc, wash hand basin set into vanity unit, vinyl tiled flooring, heated towel rail and ceiling light point.

Attic Room/Study 10' 3" x 10' 2" (3.12m x 3.10m)

Ideal for a number of purposes or just extra storage, having restricted headroom and central staircase, velux window, laminate flooring, under eaves storage and ceiling light point.

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. 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.



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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ – 0121 796 0078 – lettings@humberstoneshomes.co.uk



