



humberstones
homes

606 HAGLEY ROAD WEST, OLDBURY, WEST MIDLANDS, B68 0BS
Monthly Rental Of £625





LOCATION

This property can be found on the main Hagley Road West in Oldbury on it's borders with Quinton. There are local shops, businesses & restaurants a short walk away as well as bus routes into Birmingham City Centre.

DESCRIPTION

This spacious terraced home comes unfurnished (unless a tenant would like some of the furniture) and is available from early November. It comprises on the ground floor of an entrance porch, dining room, lounge & kitchen. On the first floor is a landing, two double bedrooms & a bathroom. There is paved area to the front and a lawned garden to the rear. It benefits from gas central heating & UPVC double glazing being fitted. NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details. EPC rating: D

Glazed front door to entrance porch

Having glazed door to dining room

Dining Room 13' 10" into bay x 12' 2" max chimney recess (4.21m x 3.71m)

Front facing, single panel radiator, wood laminate flooring, pendent ceiling light, door to lounge

Lounge 12' 2" plus recess x 12' 2" into chimney recess (3.71m x 3.71m)

Rear facing, single panel radiator, pendent ceiling. light, door to kitchen, door to stairs to first floor. Having area between dining room & lounge which has an understairs cupboard.

Kitchen 10' 0" x 7' 0" (3.05m x 2.13m)

Rear facing, single drainer sink unit, work surfacing with splash tiling, built in oven, hob & cooker hood, plumbing for washing machine, fridge freezer, wall mounted Vaillant boiler, tiled flooring, ceiling light, part glazed upvc door to rear garden

First Floor Landing

Access to roof space, pendent ceiling light, doors to all first floor rooms

Bedroom One 14' 1" max chimney recess x 11' 6" (4.29m x 3.50m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Two 12' 1" x 11' 0" (3.68m x 3.35m)

Rear facing, single panel radiator, pendent ceiling light

Bathroom 10' 0" x 7' 0" (3.05m x 2.13m)

Rear facing, fitted with a white suite, shower cubicle, panel bath, wash hand basin, WC, single panel radiator, wood laminate flooring, ceiling light

Front Garden

To the front is a paved area.

Rear Garden

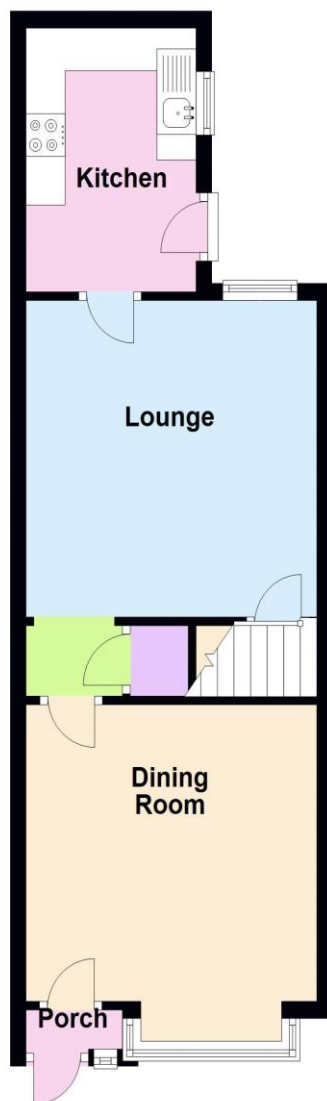
To the rear is a lawned garden with patio area and established shrubs & plants.

Holding Deposit & In Tenancy Fees

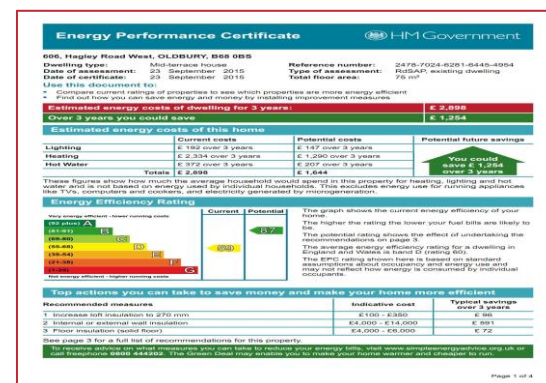
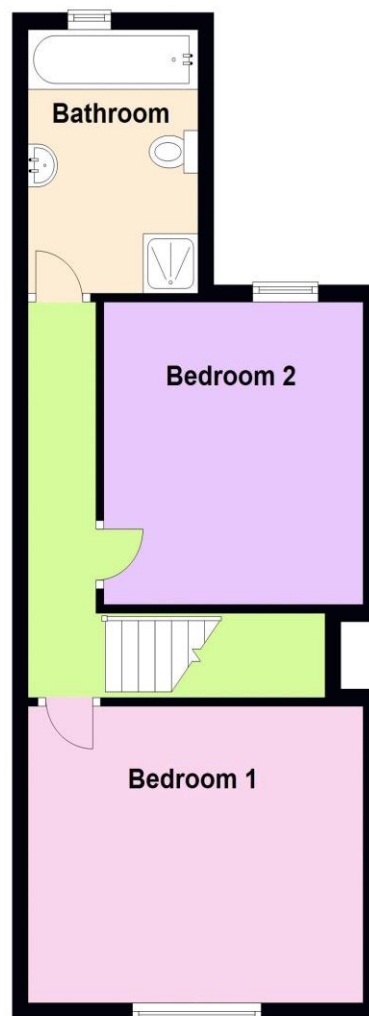
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right- to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy 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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