





LOCATION

Worlds End Lane is a sought after tree lined road just off Quinton Lane giving access to local shops & amenities as well as bus routes into Birmingham City Centre and motorway access to the M5.

DESCRIPTION

This is a well presented semi-detached home located in a sought after tree lined road. It comes unfurnished and is available now subject to referencing. On the ground floor is an entrance porch, entrance hall, downstairs WC, lounge, dining room, kitchen, side passageway & utility area. On the first floor is a landing, 3 bedrooms & a family bathroom. There is a driveway to the front and a garden to the rear. The house benefits from gas central heating & majority double glazing being fitted. NO PETS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: D

Entrance Porch

Having meter cupboards and stained glass wooden door to entrance hall.

Entrance Hall

Single panelled radiator, under stairs storage cupboard, picture rail, wood flooring, stairs to first floor, ceiling light point, doors to cloak room, lounge, dining room and kitchen.

WC

Side facing, low level w.c, wall mounted wash hand basin, fully tiled walls, tiled flooring, wall light points fitted with a white suite.

Lounge 15' 8" max into bay x 11' 0" into chimney recess (4.77m x 3.35m)

Front facing, feature fire surround with hearth mounted living flame effect gas fire, single panel radiator, coved ceiling, pendant ceiling light.

Dining Room 14' 10" max into bay x 10' 4" (4.52m x 3.15m)

Rear facing, wall mounted electric fire, single panel radiator, wood laminate flooring, coved ceiling, pendant ceiling light.

Kitchen 8' 10" x 6' 5" (2.69m x 1.95m)

Rear facing, single drainer stainless sink unit, space for cooker, fitted Hotpoint stainless steel cooker hood over, 3 double and 1 single wall mounted unit, a range of floor mounted units, tiled flooring, single panel radiator, 6 recess down lighters, glazed door leads to side veranda.

Side Verandha

Having doors to front and rear of property, power and lighting, storage cupboard and a door to the utility room.

Utility Room

Side facing, work surfacing wall mounted units, plumbing for automatic washing machine, recess downlighter.

First Floor Landing

Side facing window, access to roof space and pendant ceiling light.

Bedroom One 15' 9" max into bay x 10' 5" (4.80m x 3.17m)

Front facing, single panelled radiator, coved ceiling, pendant ceiling light.

Bedroom Two 15' 3" max into bay x 10' 5" max into chimney recess (4.64m x 3.17m)

Rear facing, built in double cupboards and wardrobes with hanger rails and shelving, coved ceiling, single panel radiator, pendant ceiling light.

Bedroom Three 8' 4" x 6' 6" (2.54m x 1.98m)

Front facing, single panel radiator, coved ceiling, pendant ceiling light.

Family Bathroom

Rear facing, fitted with a white suite, having shower style bath with shower over and shower screen to side, low level w.c, pedestal wash hand basin, heated towel rail/radiator, fully tiled walls, ceiling light, airing cupboard containing wall mounted boiler.

Front Garden

To the front of the property is a driveway giving off road parking.

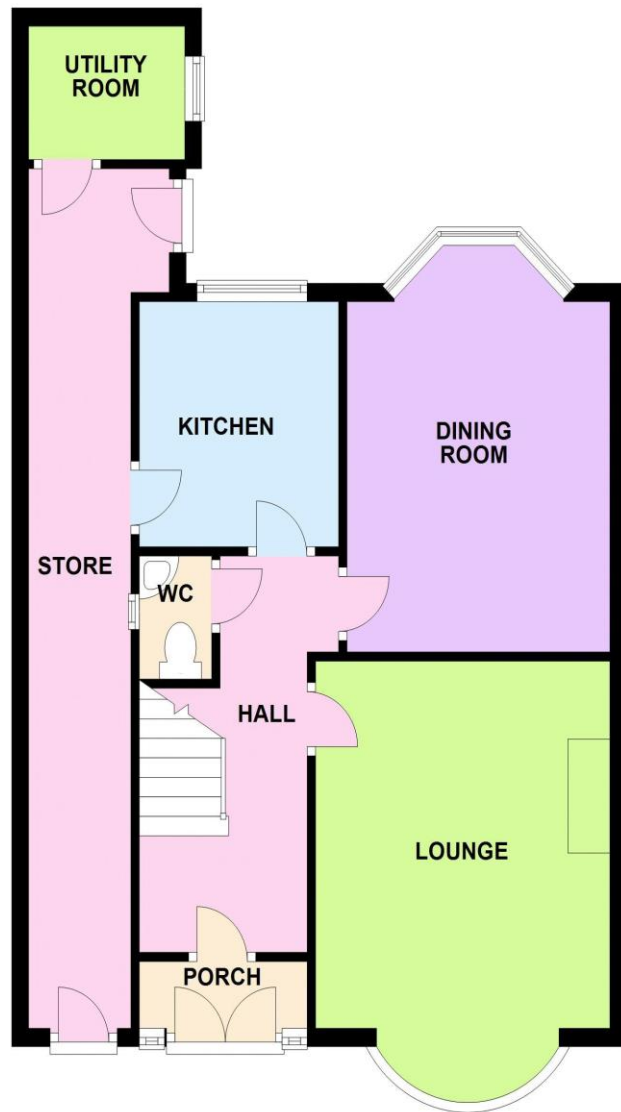
Rear Garden

Block paved patio is immediately beyond the property which in turn leads to a block paved path that runs to the head of the garden with lawned areas to either side and at the head of the garden there is access to a garage. The garden is hedged and fenced with vehicular access to the garage.

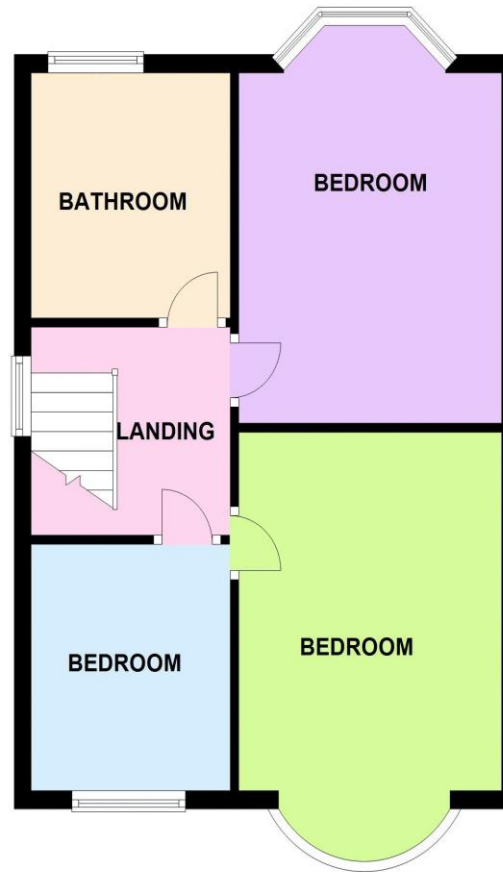
Holding Deposit & In Tenancy Fees

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,

GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
	82	67	68

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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