



humberstones
homes

99 MAYSWOOD GROVE, QUINTON, BIRMINGHAM, B32 2RG
Monthly Rental Of £725





LOCATION

The property occupies a pleasant cul-de-sac position within this popular neighbourhood and is handy for local shopping facilities, amenities, and schools, whilst the local major road network enables commuting to Queen Elizabeth Hospital, Birmingham City Centre and further to the surrounding areas. The property can be located turning off Quinton Road West into Mayswood Grove, follow the road around to the left where the property is situated on the left hand side as indicated via the agents to let board.

DESCRIPTION

This is an unfurnished semi detached family home having a paved frontage and situated in a popular residential cul-de-sac. It is available now subject to referencing lead times. On the ground floor is an entrance hall, lounge diner and kitchen and side verandha At first floor level there is a landing, three bedrooms and bathroom. Externally to the front there is a paved front garden and to the rear a good sized & low maintenance garden with store. The property benefits from gas central heating (combi boiler) and and UPVC double glazing fitted. NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details. EPC Rating: D

UPVC front door to entrance hall

Single panel radiator, laminate flooring, ceiling light, stairs to first floor, door to lounge diner, arch to kitchen

Lounge/Diner 24' 10" x 10' 9" max (7.56m x 3.27m)

Front & rear facing, wood laminate flooring, 2 double panel radiators, 2 pendent ceiling lights, patio doors to rear garden

Kitchen 13' 7" x 6' 8" (4.14m x 2.03m)

Rear facing, one and half bowl sink unit, wall & floor mounted units, gas cooker, plumbing for washing machine, ceiling light, door to side verandha which in turn has doors to front and rear

First Floor Landing

Side facing, access to roof space, pendent ceiling light, doors to all first floor rooms

Bedroom One 13' 10" into bay x 10' 7" max chimney recess (4.21m x 3.22m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Two 13' 4" x 10' 0" (4.06m x 3.05m)

Rear facing, single panel radiator, pendent ceiling light

Bedroom Three 10' 5" x 6' 4" (3.17m x 1.93m)

Rear facing, single panel radiator, pendent ceiling light

Bathroom

Front facing, fitted with a white suite, panel bath with Triton shower, WC, pedestal wash hand basin, fully tiled walls, heated towel rail/radiator, 5 downlighters

Front Garden

The front is paved but the kerb has not been dropped so is not off road parking.

Rear Garden

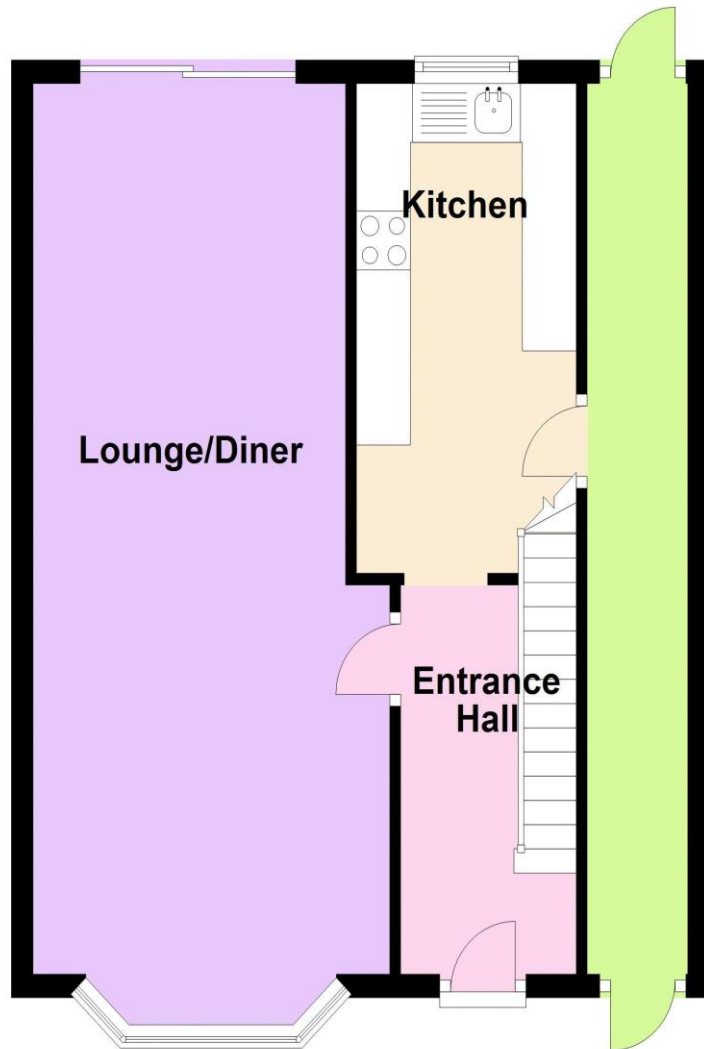
To the rear is a paved low maintenance garden with store.

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.

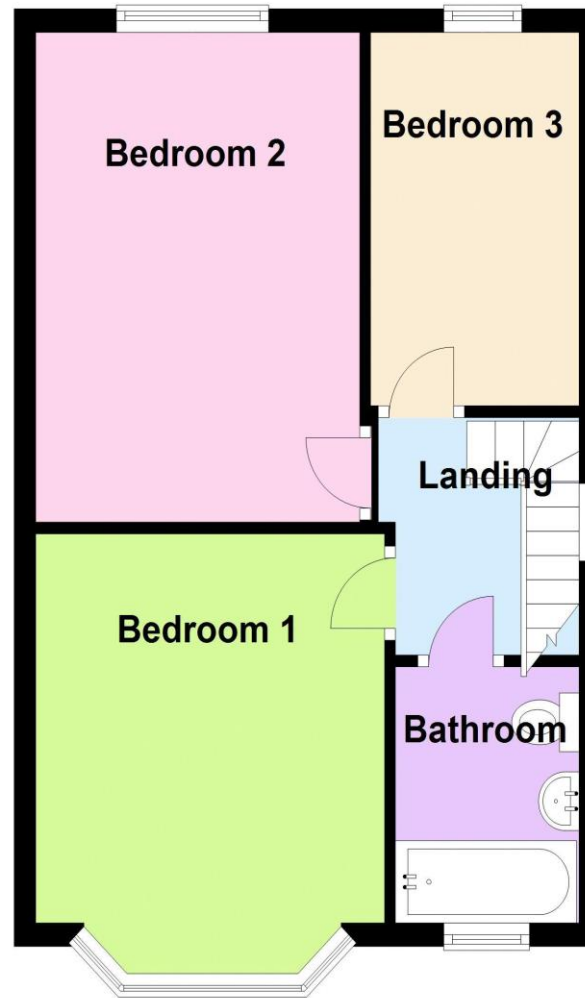
Ground Floor

Approx. 46.3 sq. metres (498.8 sq. feet)



First Floor

Approx. 90.7 sq. metres (976.5 sq. feet)



Energy performance of buildings register

Energy performance certificate (EPC)

30, Magnificent Grove
B32 1AJ
B32 1AJ

Energy rating
D

Valid until 9 April 2025

Certificate number
9000-4007-4204-4335-9004

Property type
Semi-detached house

Total floor area
80 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords](#) on the [GOV.UK website](#) about exemptions, certificates and how to make the most of the energy efficiency standards for new homes.

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be B.
[Click here to see how this property's energy efficiency can be improved.](#)

https://find-energy-certificates.org.uk/energy-certificates/9000-4007-4204-4335-9004

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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