







### LOCATION

Barker Street can be found in the residential area of Oldbury close to Langley Train Station, junction 2 of the M5 and access to local amenities.

### DESCRIPTION

This unfurnished & recently redecorated flat comes with new carpets and is available now subject to referencing lead times. It comprises of a staircase leading to the landing, open plan lounge/kitchen, double bedroom & bathroom. It benefits from electric heating. NO PETS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: TBC

### Side passageway leads to UPVC front door

Front door leads to a staircase to first floor landing

### First Floor Landing

Pendent ceiling light, doors to lounge/kitchen and bedroom.

### Lounge/Kitchen 12' 0" x 10' 9" max (3.65m x 3.27m)

Rear facing, single drainer sink unit, work surfacing with splash tiling, oven & hob, floor & wall mounted units, plumbing for washing machine, wall mounted electric heater, ceiling light, door to inner lobby

### Inner Lobby

2 cupboard, ceiling light, doors to bedroom & bathroom

### Bedroom 12' 3" max recess x 11' 1" (3.73m x 3.38m)

Front facing, wall mounted electric heater, ceiling light

### Bathroom

Rear facing, fitted with a white suite, panel bath with Triton shower over, WC, pedestal wash hand basin, part tiled walls, heated towel rail, ceiling light

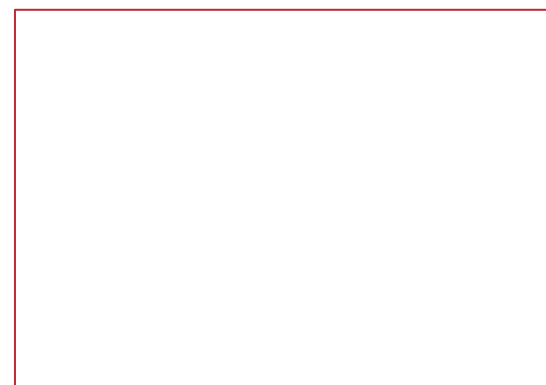


### Holding Deposit & In Tenancy Fees

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.

## First Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



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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