



humberstones
homes

107 PRINCESS ROAD, OLDBURY, WEST MIDLANDS, B68 9PW
Monthly Rental Of £850





LOCATION

The property is situated within this convenient location, and is handy for local shopping facilities, amenities and schools, whilst Warley Woods/Golf course is just a short distance away. The local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Norman Road into Hurst Road then left into Salop Road then right into Princess Road where the board can be found on the left hand side.

DESCRIPTION

This spacious terraced home is available from the beginning of April subject to referencing & comes unfurnished. It comprises on the ground floor of an entrance hall, lounge, kitchen diner & outside utility. On the first floor is a landing, 3 bedrooms & bathroom with white suite. There is a driveway to the front & a manageable garden to the rear with patio & lawn. The house benefits from gas central heating & UPVC double glazing. NO PETS, NO SMOKERS- Subject to holding deposit - see our website for more details. Council Tax Band: B - EPC Rating: D

Composite front door to Entrance Hall

Downlighter, double panel radiator, stairs to first floor, door to lounge

Lounge 14' 5" into bay x 13' 0" max into recess (4.39m x 3.96m)

Front facing, single panel radiator, pendent ceiling light, understairs cupboard, door to kitchen diner

Kitchen Diner 13' 0" x 10' 0" (3.96m x 3.05m)

Rear facing, one and half bowl sink unit, work surfacing with splash tiling, built in oven, hob & cooker hood, floor & wall mounted units, single panel radiator, lighting, walk in larder cupboard, part glazed door to rear garden which in turn where you will find the utility room

Utility Room

Work surface, plumbing for washing machine, lighting.

First Floor Landing

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

Bedroom One 12' 9" max into recess x 10' 4" (3.88m x 3.15m)

Rear facing, single panel radiator, pendent ceiling light, cupboard containing wall mounted Baxi boiler

Bedroom Two 11' 6" x 9' 0" plus door recess (3.50m x 2.74m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Three 8' 8" max x 8' 5" max L-shaped (2.64m x 2.56m)

Front facing, single panel radiator, pendent ceiling light, cupboards.

Bathroom

Rear facing, fitted with a white suite, panel bath with shower over & shower screen to side, WC, pedestal wash hand basin, tiled flooring, part tiled walls, single panel radiator, ceiling light

Driveway

To the front is a driveway giving off road parking with a path leading to the front door as well as the side access leading to the rear garden. The timbers in the driveway borders also have inset lighting.

Rear Garden

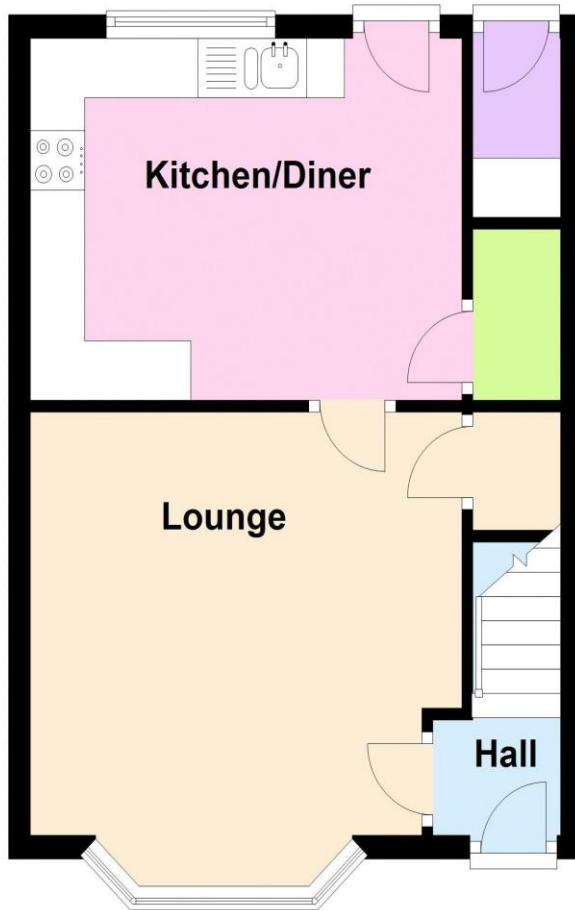
Gated side access leads to the rear garden where there is a paved patio area leading to a lawned garden with timber garden shed adjacent. At the head of the garden is a gravelled patio area.

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.

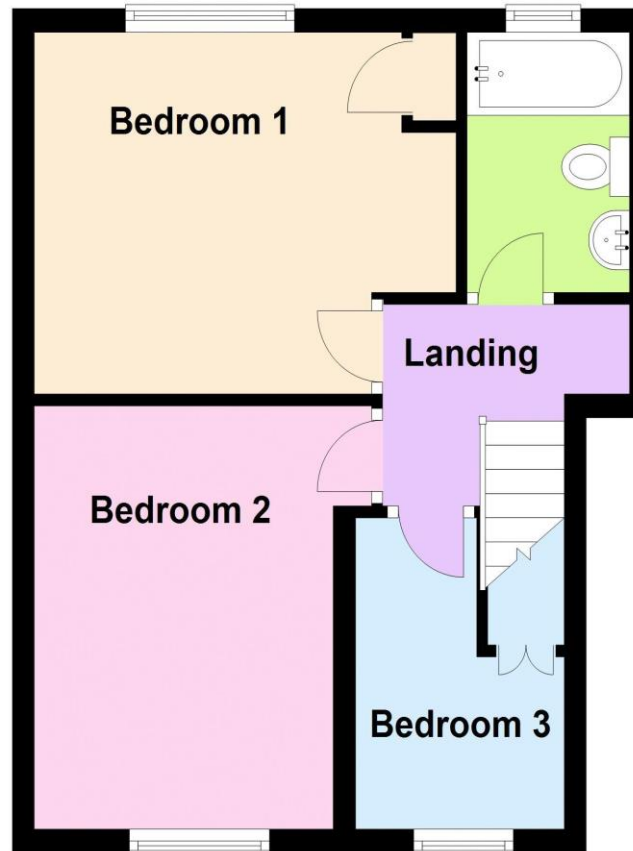
Ground Floor

Approx. 33.1 sq. metres (356.1 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B		87	(81-91) B		87
(69-80) C			(69-80) C		
(55-68) D	55		(55-68) D		55
(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		

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



