



**humberstones**  
homes

25 HIGHFIELD CRESCENT, HALESOWEN, WEST MIDLANDS, B63 2BD

**Monthly Rental Of £696**



### LOCATION

Highfield Crescent can be found in the residential area of Halesowen close to it's borders with Cradley heath giving excellent access to local shops and amenities as well as bus routes to Merry Hill and Stourbridge. It can be found by turning off Windmill Hill into Highfield Lane and then right into Highfield Crescent where the house is on the right hand side before the park.

### DESCRIPTION

This well presented terraced home comes unfurnished and is available now subject to referencing. It has excellent access to a local park literally yards away. The house comprises on the ground floor of an entrance hall, lounge, kitchen diner with walk in pantry, rear lobby & downstairs WC. On the first floor is a landing and 2 double bedrooms (main bedroom having a walk in wardrobe/cupboard) and a shower room. There is a paved frontage and the garden to the rear has a private aspect. The house benefits from gas central heating & UPVC double glazing being fitted. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: D

#### UPVC front door leads to Entrance Hall

Single panel radiator, tiled flooring, stairs to first floor, ceiling light, door to lounge

#### Lounge 13' 10" max recess x 12' 3" (4.21m x 3.73m)

Front facing, single panel radiator, fire surround, wood laminate flooring, ceiling light, door to kitchen diner

#### Kitchen/Diner 11' 3" x 10' 5" max into recess (3.43m x 3.17m)

Rear facing, single drainer sink unit, work surfacing with splash tiling, floor & wall mounted units, Belling oven & hob with cooker hood over, ceiling light, walk in understairs pantry, door to rear lobby

#### Rear Lobby

Tiled flooring, ceiling light, UPVC door to rear garden, door to WC, door to cupboard which has in turn plumbing for washing machine

#### WC

Rear facing, WC, ceiling light

#### First Floor Landing

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

#### Bedroom One 14' 1" max into recess x 12' 2" (4.29m x 3.71m)

Front facing, single panel radiator, ceiling light, walk in cupboard/wardrobe.

#### Bedroom Two 11' 3" x 10' 5" max into recess (3.43m x 3.17m)

Rear facing, single panel radiator, pendent ceiling light

### Shower Room

Rear facing, white suite, double shower cubicle, wash hand basin, WC, fully tiled walls, tiled flooring, single panel radiator, ceiling light

### Front Garden

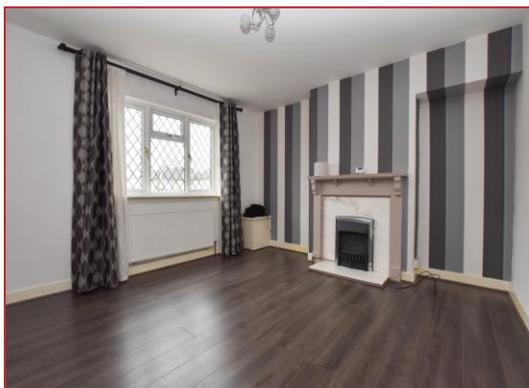
To the front is a low maintenance paved garden - please note that the kerb has not been dropped.

### Rear Garden

To the rear is a private garden with patio and lawned areas.

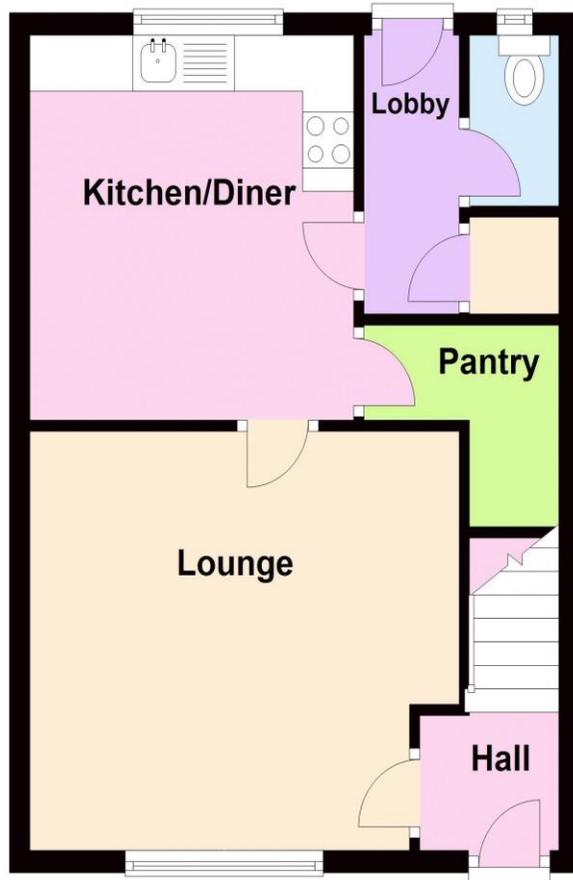
### Holding Deposit & In Tenancy Fees

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.



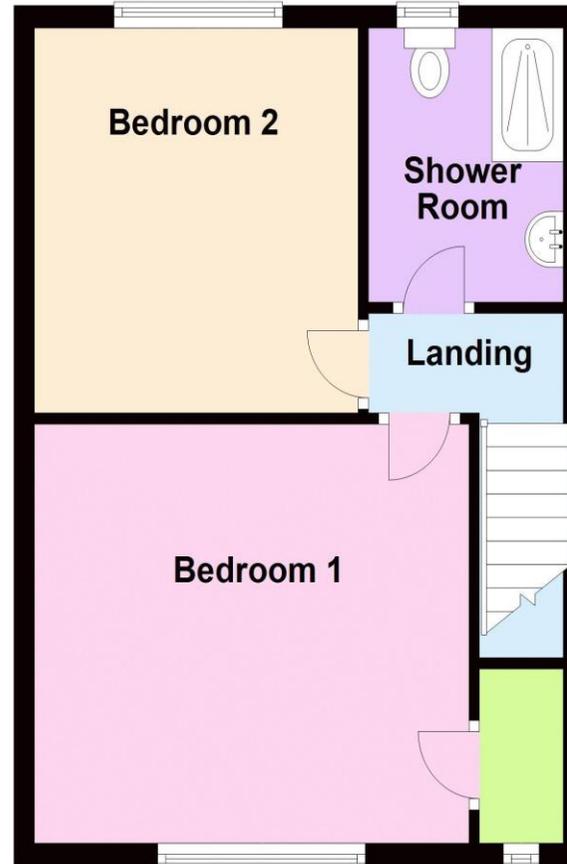
## Ground Floor

Approx. 37.8 sq. metres (407.2 sq. feet)



## First Floor

Approx. 37.8 sq. metres (407.2 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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 <sub>2</sub> 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.

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