







### LOCATION

Capern Grove can be found between the residential areas of Quinton & Harborne giving access to local amenities in both areas and bus routes into Birmingham Centre. It can be found by turning off Tennyson Road into Welsh House Farm Road then right into Capern Grove where the block of flats can be found immediately on the left hand side.

### DESCRIPTION

This spacious top floor flat is available now & comes unfurnished. It comprises of an entrance hall, kitchen, lounge diner, inner hallway, 3 bedrooms & bathroom with a white suite. There is a balcony accessed off the lounge diner. The property benefits from gas central heating & UPVC double glazing. NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details. EPC rating: D

**Stairs leads to the top floor with front door to the flat**

### Front door to Entrance Hall

Single panel radiator, wood laminate flooring, ceiling light, cupboard containing wall mounted boiler, doors to kitchen and lounge diner

### Kitchen 10' 2" x 7' 2" (3.10m x 2.18m)

Rear facing, one and a half bowl stainless steel sink unit, work surfacing with splash tiling, built in double oven, with gas hob and cooker hood above, floor & wall mounted units, single panel radiator, tiled flooring, ceiling light

### Lounge/Diner 16' 8" x 11' 3" max into recess (5.08m x 3.43m)

Front facing, wall mounted fire, single panel radiator, wood laminate flooring, ceiling light, door to balcony and door to inner hallway

### Balcony

Overlooking the front and Capern Grove

### Inner Hallway

Single panel radiator, pendent ceiling light, doors to all bedrooms & bathroom

### Bedroom One 13' 2" x 10' 2" (4.01m x 3.10m)

Front facing, single panel radiator, pendent ceiling light

### Bedroom Two 10' 10" x 7' 3" (3.30m x 2.21m)

Rear facing, single panel radiator, pendent ceiling light



### Bedroom Three 9' 1" x 7' 0" (2.77m x 2.13m)

Front facing, built in double cupboard, single panel radiator, pendent ceiling light

### Bathroom

Rear facing, fitted with a white suite, panel bath, WC, pedestal wash hand basin, part tiled walls, tiled flooring, 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.

## Top Floor

Approx. 63.3 sq. metres (681.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
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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