



humberstones
homes

48 WHITLEY COURT ROAD, QUINTON, BIRMINGHAM, B32 1EY
Monthly Rental Of £1,100



LOCATION

Whitley Court Road is a delightful tree lined road set within this extremely popular and sought after part of Quinton, and is handy for shopping facilities, amenities, bus route and schools, whilst Hagley Road West enables direct access into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Edenhall Road then first left into Whitley Court Road where the property is then situated a distance along on the right hand side.

DESCRIPTION

This extended & well presented family home comes unfurnished and is available early September. It comprises on the ground floor of an entrance porch, hallway, downstairs WC, lounge diner & fitted breakfast kitchen. On the first floor is a landing, 3 bedrooms & a family bathroom. There is a driveway to the front and to the rear are south facing gardens. The property benefits from majority double glazing & gas central heating fitted throughout. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: TBC

Glazed double doors lead to Entrance Porch

Tiled flooring, front door with inset stained glass leads to

Entrance Hall

2 single panel radiator, wood laminate flooring, 7 downlighters, stairs to first floor, cloaks cupboard with Worcester boiler, doors to all ground floor rooms

WC

Side facing, WC, wash hand basin, fully tiled walls, tiled flooring, heated towel rail, 2 downlighters

Lounge Diner 27' 0" into bay x 11' 8" max chimney recess (8.22m x 3.55m)

Front facing, 2 double panel radiators, 2 ceiling lights, leading to breakfast kitchen

Kitchen/Breakfast Room 16' 7" max x 13' 4" max L-shaped (5.05m x 4.06m)

Rear facing, single drainer sink unit, work surfacing, 4 ring gas hob with cooker hood over, built in double oven, built in dishwasher, built in washing machine, built in fridge freezer, wood laminate flooring, 2 single panel radiators, 2 velux windows, breakfast bar, downlighters, UPVC glazed double doors to rear garden

First Floor Landing

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

Bedroom One 15' 0" max into bay x 10' 9" max into wardrobe recess (4.57m x 3.27m)

Front facing, built in wardrobes, single panel radiator, pendent ceiling light

Bedroom Two 12' 0" x 10' 8" max chimney recess (3.65m x 3.25m)

Rear facing, single panel radiator, pendent ceiling light

Bedroom Three 7' 9" x 6' 8" (2.36m x 2.03m)

Front facing, single panel radiator, pendent ceiling light

Family Bathroom

Side & rear facing, fitted with a white suite, panel bath with shower over & shower screen to side, WC, wash hand basin with drawer below, fully tiled walls, tiled flooring, heated towel rail, 6 downlighters

Front Driveway

To the front is a driveway giving off road parking.

Rear Garden

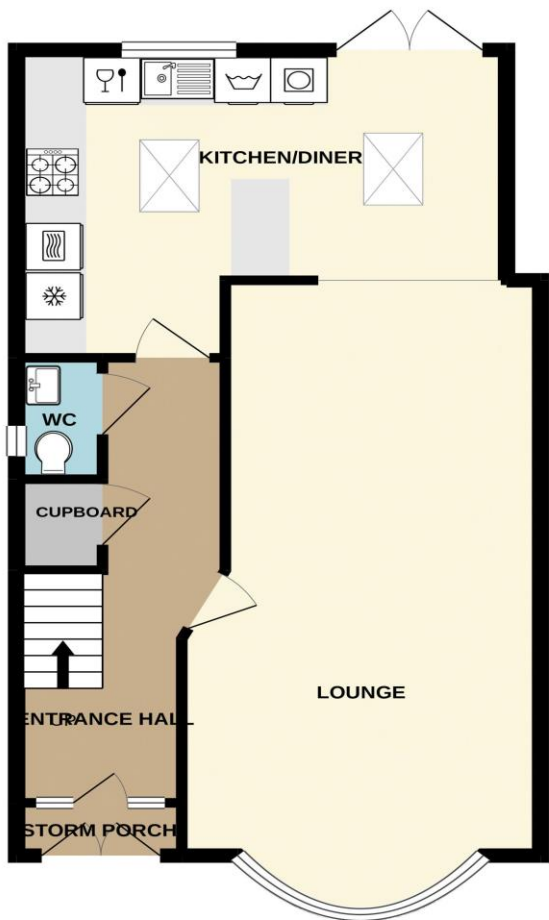
To the rear is a pleasant lawned garden with southerly aspect, shrub borders and a timber shed at the head of the garden.

Holding Deposit & IN Tenancy Fees

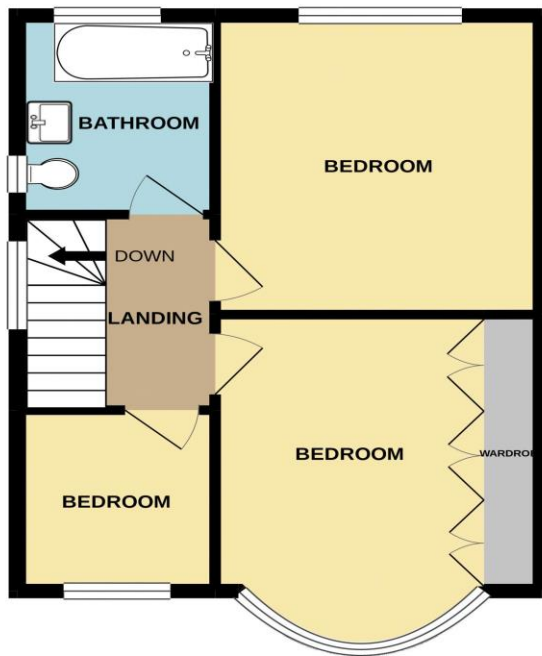
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy 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.



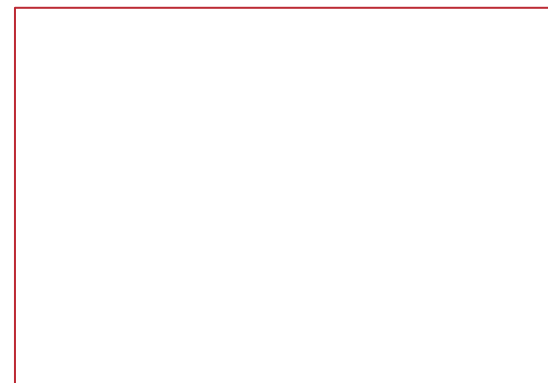
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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



