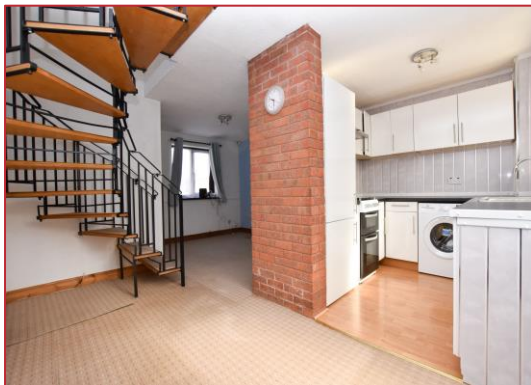




humberstones
homes

5 BLAKEMORE CLOSE, HARBORNE, BIRMINGHAM, B32 3DZ
Monthly Rental Of £750





LOCATION

Blakemore Close is a cul-de-sac situated in the residential area of Harborne close to it's borders with Quinton giving access to local shops & amenities, bus routes into Birmingham & a large Asda superstore close by. It can be found by turning off California Way into Stonehouse Lane then left into Blakemore Close where the property can be found on the right hand side.

DESCRIPTION

This modern semi-detached home that is found in a cul-de-sac location comes unfurnished and is available now subject to referencing lead times. It comprises on the ground floor of an entrance porch, open plan lounge diner leading to a modern kitchen & conservatory to the rear. On the first floor is a landing, 2 bedrooms with built in wardrobes & a modern shower room. There is a driveway to the front giving off road parking and a low maintenance garden to the rear with southerly aspect. The house benefit from gas central heating. NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details. EPC rating: TBC

Part glazed front door to entrance porch

Wood laminate flooring, downlighter, glazed door to open plan lounge diner

Lounge Diner

Lounge Area 14' 6" max x 11' 0" max L-shaped (4.42m x 3.35m)

Front facing, single panel radiator, ceiling light, leading to dining area and stairs to first floor

Dining Area 13' 2" x 6' 7" (4.01m x 2.01m)

Rear facing, single panel radiator, ceiling light, leading to kitchen and door to conservatory

Kitchen 7' 9" x 7' 0" (2.36m x 2.13m)

Rear facing, single drainer sink unit, work surfacing, UPVC splash backs, oven, hob & cooker hood, built in fridge freezer, washing machine, floor & wall mounted units, wood laminate flooring, ceiling light

Conservatory 9' 1" max x 8' 3" (2.77m x 2.51m)

Rear facing, wooden construction, double panel radiator, tiled flooring, wall light point, part glazed door to rear garden

First Floor Landing

Side facing window, ceiling light, doors to all first floor rooms

Bedroom One 14' 6" max into wardrobe recess x 9' 4" (4.42m x 2.84m)

Front facing, single panel radiator, walk in wardrobe, ceiling light



Bedroom Two 8' 1" max into wardrobe recess x 5' 10" (2.46m x 1.78m)

Rear facing, single panel radiator, built in wardrobe, ceiling light

Shower Room

Rear facing, walk in double shower cubicle, WC, wash hand basin with cupboard below, airing cupboard, tiled flooring, UPVC splash backs, ceiling light

Driveway & Front Garden

To the front is a lawned garden with established tree, and adjacent is a blockpaved driveway giving off road parking, A gated side access leads to the rear garden

Rear Garden

The rear garden has a southerly aspect with paved patio area and brick built BBQ and in turn leads to an area with artificial grass.

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.



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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