



humberstones
homes

125B, BARKER STREET, OLDBURY, WEST MIDLANDS, B68 9UF
Monthly Rental Of £595





LOCATION

Barker Street can be found in the residential area of Oldbury close to Langley Train Station, junction 2 of the M5 and access to local amenities.

DESCRIPTION

This recently refurbished & unfurnished ground floor flat comes with laminate flooring and is available from early June subject to referencing lead times. It comprises of an entrance hall, lounge, refitted kitchen, refitted shower room & double bedroom. It benefits from electric heating. There is a yard to the rear. NO PETS, NO SMOKERS. Subject to holding deposit - see our website for more details. Council Tax Band: A - EPC rating: E

Secure Gated Front Access

This leads to an alleyway which in turn leads to the UPVC front door to Flat B

UPVC front door leads to Entrance Hall

Wood laminate flooring, pendent ceiling light, doors to lounge & kitchen

Lounge 12' 1" max chimney recess x 12' 0" (3.68m x 3.65m)

Rear facing, wood laminate flooring, wall mounted electric heater, pendent ceiling light, door to bedroom

Bedroom 12' 1" max into chimney recess x 11' 0" (3.68m x 3.35m)

Front facing, wood laminate flooring, wall mounted electric heating, pendent ceiling light

Kitchen 8' 7" x 7' 0" (2.61m x 2.13m)

Side facing, one and half bowl sink unit, work surfacing with splash tiling, plumbing for washing machine, floor & wall mounted units, pendent ceiling light, door to shower room

Shower Room 9' 6" x 7' 0" (2.89m x 2.13m)

Side facing, fitted with a white suite, shower cubicle with Triton shower over, WC, pedestal wash hand basin, part tiled walls, heated towel rail, ceiling light

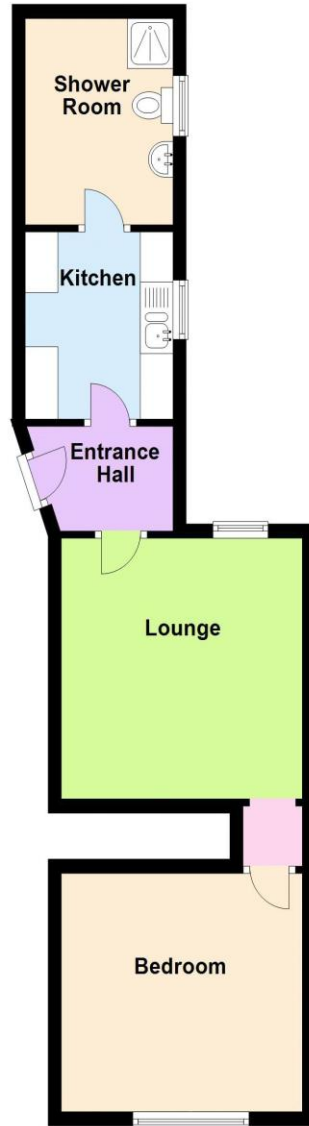


Holding Deposit & In Tenancy Fees

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.

Ground Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ – 0121 796 0078 – lettings@humberstoneshomes.co.uk



