



50 ALEXANDER ROAD, SMETHWICK, WEST MIDLANDS, B67 5PZ

Monthly Rental Of £750





LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local amenities, facilities and schools, Warley Woods is just at the top of the road, and the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas.

DESCRIPTION

This well presented unfurnished home is available now subject to referencing lead times. It comprises on the ground floor of an entrance hall, lounge, kitchen diner, utility area, downstairs WC and a conservatory. On the first floor is a landing, 3 bedrooms & modern bathroom with white suite. The house benefits from gas central heating and UPVC double glazing being fitted. There are low maintenance gardens to both the side and rear. NO PETS, NO SMOKERS- Subject to holding deposit - see our website for more details. EPC Rating: D

Part glazed UPVC door to Entrance Hall

Double panel radiator, pendent ceiling light, stairs to first floor, door to lounge

Lounge 13' 10" max into recess x 11' 10" (4.21m x 3.60m)

Front facing, feature fire surround, double panel radiator, 2 wall light points, pendent ceiling light, arch to kitchen diner

Kitchen/Diner 13' 10" x 9' 10" (4.21m x 2.99m)

Rear facing, one and half bowl sink unit, built in range style cooker with 8 ring gas hob & cooker hood above, fridge freezer, double panel radiator, floor & wall mounted units, ceiling light, leading to utility area & UPVC glazed double doors to conservatory

Utility Area

Side facing window, wall mounted Worcester boiler, pendent ceiling light, door to WC

WC

WC, wash hand basin with cupboard below, ceiling light

Conservatory 13' 1" x 9' 5" (3.98m x 2.87m)

Rear facing, UPVC & brick construction, ceiling light, UPVC door to side garden, UPVC glazed double doors to rear garden

First Floor Landing

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

Bedroom One 11' 0" x 10' 0" (3.35m x 3.05m)

Rear facing, single panel radiator, pendent ceiling light



Bedroom Two 11' 10" x 8' 4" plus door recess (3.60m x 2.54m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Three 8' 8" max x 8' 5" max L-shaped (2.64m x 2.56m)

Front facing, single panel radiator, pendent ceiling light, overstairs cupboards.

Bathroom

Rear facing, fitted with a modern white suite, panel bath with shower over, WC, wash hand basin with cupboard below, single panel radiator, ceiling light

Front Garden

To the front is a small foregarden with path to front door and gate to side garden

Side Garden

To the side is a private paved garden which in turn leads to the conservatory

Rear Garden

To the rear is a low maintenance rear garden with paved areas, a small lawned area at the head of the garden & fenced boundaries.

Holding Deposit

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

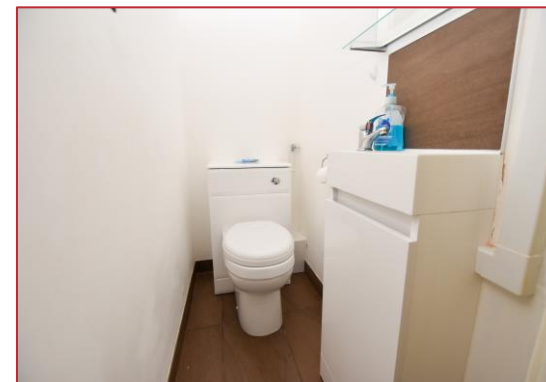
Ground Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.6 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		
(39-54) E		
(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.

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