



**humberstones**  
homes

47 THORNHURST AVENUE, QUINTON, BIRMINGHAM, B32 2AZ  
**Monthly Rental Of £750**







### LOCATION

Thornhurst Avenue is a popular residential cul-de-sac situated within the convenient Quinton location and is handy for local shopping facilities and amenities, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property is located turning off Wolverhampton Road South into Thornhurst Avenue where the property is situated towards the head of the cul-de-sac on the right hand side.

### DESCRIPTION

This much improved terraced home with new carpets throughout in 2021 & all the walls have been repainted in 2021. It is available from mid July subject to referencing lead times and comes unfurnished. It comprises on the ground floor of an entrance porch, hallway, modern kitchen with appliances & a 15ft lounge. On the first floor is a landing, 2 double bedrooms & a bathroom. There are lawned gardens to the front and rear. The house benefits from gas central heating & double glazing being fitted. NO STUDENTS, NO SMOKERS, NO PETS. Subject to holding deposit - see our website for more detail. EPC rating C - Council Tax Band: B

#### Front door leads to porch

This is turn leads to the entrance hall

#### Entrance Hall

Radiator, staircase rising to the first floor and laminated style floor.

#### Lounge 15' 6"(max) x 13' 1"(max) (4.72m x 3.98m)

Radiator, laminated style floor, understair storage cupboard, and double glazed sliding patio door onto the rear garden.

#### Kitchen 8' 4" x 6' 10" (2.54m x 2.08m)

Double glazed window to the front, fine range of base and wall mounted units, work surface area, single drainer sink with ornate mixer tap, integral 'Bosch' oven, 4 ring gas hob and cooker hood above, integrated fridge/freezer and slim line dishwasher, pull out larder unit and spice rack, plumbing for automatic washing machine.

#### First Floor Landing

Loft access, built in storage cupboard and doors off to all First Floor Accommodation.

#### Bedroom One 13' 1"(max) x 10' 1" (3.98m x 3.07m)

Double glazed window to the rear, radiator, laminated style floor and fitted wardrobes.

#### Bedroom Two 12' 10"(into storage recess) x 7' 7" (3.91m x 2.31m)

Double glazed window to the front, radiator, laminated style floor, and storage recess housing the central heating boiler.

#### Bathroom 6' 10"(into recess) x 6' 2" (2.08m x 1.88m)

Radiator, and suite comprising :- Bath with shower over, wash handbasin, wc, and complimentary tiling to the walls.

#### Front Garden

Pleasant outlook to the front, and foregarden leading to the accommodation.

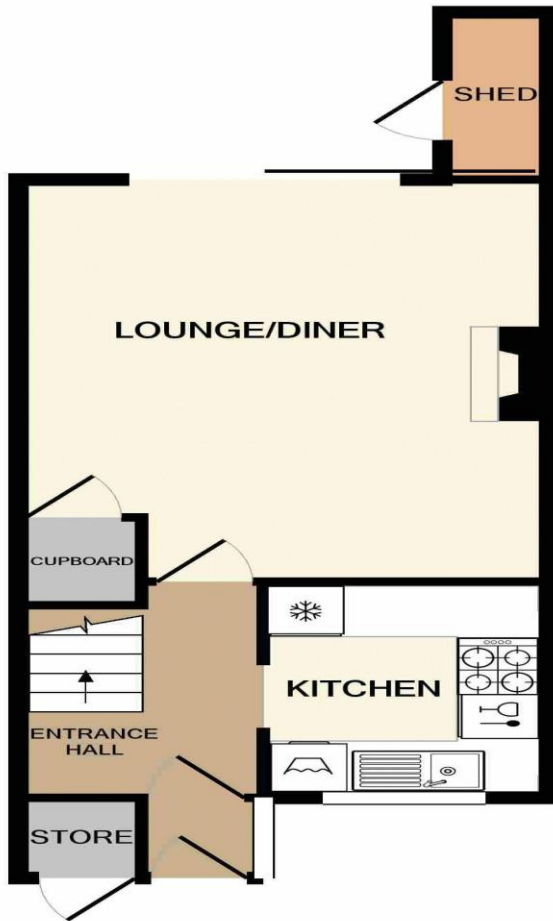
#### Rear Garden

Pleasant rear garden with patio and lawn area.

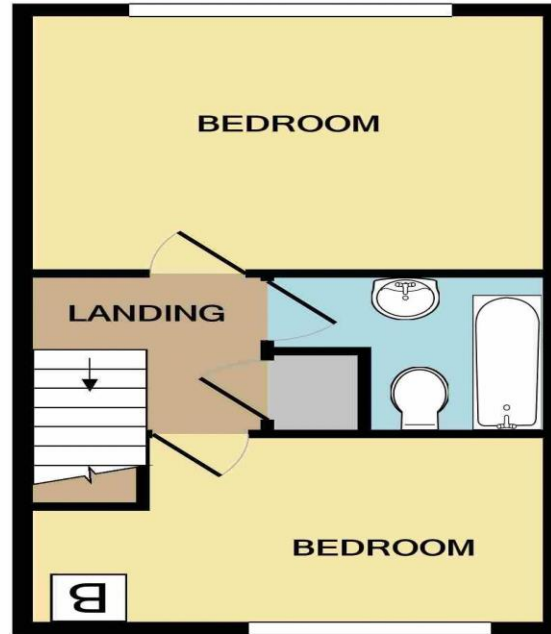
#### Holding Deposit

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 maximum amount of rent outstanding on the tenancy.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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