





LOCATION

The property is situated within this popular location and is handy for local shopping facilities and schools, whilst the local major road network enables commuting to M5 motorway (J2) and further to the surrounding areas. The property can be located turning off Hurst Green Road into Lansdowne Road where the property is situated a short distance along on the left hand side as indicated via the agents To Let board.

DESCRIPTION

This stunning semi-detached home has been refurbished throughout & comes unfurnished. It is available now subject to referencing lead times. It comprises on the ground floor of an entrance porch, entrance hall, lounge, refitted kitchen diner, conservatory & garage/utility area. On the first floor is a landing, 3 bedrooms & a refitted bathroom. There is a brand new central heating system fitted. There is also double glazing throughout and the house has new carpets/flooring too. There are gardens to the front & rear as well as a driveway giving off road parking. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: C

Porch

Single glazed front door leads through to :-

Entrance Hall

Single panel radiator, wood laminate flooring, stairs to first floor, doors to lounge & kitchen diner, pendent ceiling light

Lounge 11' 6" x 10' 10" (3.50m x 3.30m)

Double glazed window to the front, radiator and gas fire.

Kitchen Diner 18' 3" x 8' 10" (5.56m x 2.69m)

Side & rear facing, single drainer sink unit, built in oven, hob & cooker hood, double panel radiator, wood laminate flooring, 4 downlighters, pendent ceiling light, door to garage & utility area, patio doors to conservatory

Conservatory 11' 10" x 7' 8" (3.60m x 2.34m)

Double glazed windows to the rear garden, and double glazed sliding door to the rear garden.

Garage & Utility Area 29' 8"(max overall) x 7' 4"(max) (9.04m x 2.23m)

Double doors to the front & UPVC door to rear, plumbing for washing machine, power & lighting, wall mounted boiler

First Floor Landing

Double glazed window to the side, and doors off to all First Floor Accommodation.

Bedroom One 10' 9" x 10' 8" (3.27m x 3.25m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Two 9' 7"(max) x 8' 10"(max) (2.92m x 2.69m)

Rear facing, single panel radiator, pendent ceiling light

Bedroom Three 7' 2" x 5' 9" (2.18m x 1.75m)

Front facing, single panel radiator, pendent ceiling light

Bathroom

Rear facing, fitted with a white suite, panel bath with Triton shower over, WC, pedestal wash hand basin, part tiled walls, tiled flooring, heated towel rail, 3 downlighters.

Front Garden

To the front is a low maintenance garden with a driveway giving off road parking

Rear Garden

To the rear is a patio area with a path that leads to the head of the garden with a lawned area to one side.

Holding Deposit & In Tenancy Charges

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.

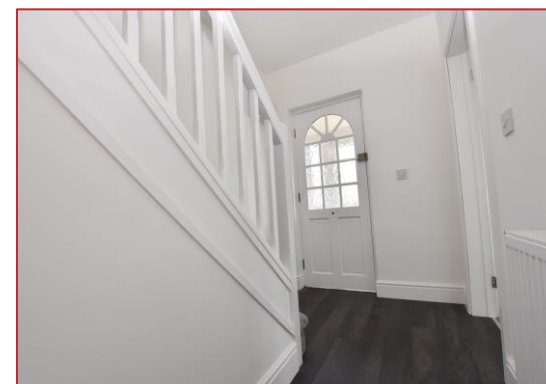
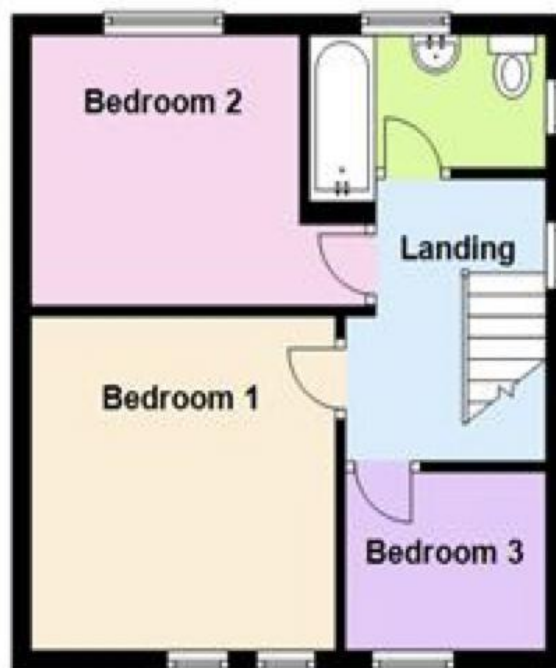
Ground Floor

Approx. 57.9 sq. metres (623.1 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Energy Rating

Most energy efficient - lower running costs

(92 plus) **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

CURRENT

POTENTIAL

84

51

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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