



13 MIDDLEFIELD GARDENS, HURST GREEN, HALESOWEN, WEST MIDLANDS, B62 9QH
Monthly Rental Of £650





LOCATION

The property occupies a pleasant position within the popular Hurst Green area of Halesowen and is handy for shopping facilities, amenities, bus route and schools, whilst Rowley Train Station is just a short distance away which enables commuting into Birmingham City Centre. M5 Motorway (J2) provides access to the surrounding areas. The property can be located turning off Fairfield Road into Hurst Green Road and Middlefield Gardens is situated a distance along on the left hand side as indicated via the agents To Let board.

DESCRIPTION

This spacious and well presented ground floor flat in popular Hurst Green location comes unfurnished and is available now subject to referencing. It is approached via a communal entrance and comprising the following accommodation :- Entrance vestibule (with built in cloaks store), spacious lounge, fitted kitchen (having integral oven/hob), inner hall, 2 double bedrooms and bathroom. Outside are pleasant communal gardens, communal residents parking (Offered on a first come, first served basis) and garage in separate block. Gas central heating & double glazing. NO STUDENTS, NO PETS. NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: C

Communal Entrance Hall

Having part glazed wooden door to :-

Entrance Vestibule

Having large cupboard and door leads through to:-

Lounge 16' 1" x 14' 7" (4.90m x 4.44m)

Double glazed window to the front, radiator, door to Inner Hall and further door leads to :-

Fitted Kitchen 8' 8" (max) x 7' 5" (2.64m x 2.26m)

Double glazed window to the rear, radiator, base units, rolled top work surface area, single drainer sink with mixer tap, integral oven and 4 ring electric hob.

Inner Hallway

Having two storage cupboards and doors to bedrooms and bathroom.

Bedroom One 14' 5" (to back of wardrobe) x 10' 0" (4.39m x 3.05m)

Double glazed window to the front, radiator and fitted wardrobe with mirrored sliding doors, hanging rail and storage.

Bedroom Two 13' 6" (max) x 8' 0" (max) (4.11m x 2.44m)

Double glazed window to the rear, radiator and fitted wardrobe also housing the central heating boiler.

Bathroom 6' 1" x 5' 11" (1.85m x 1.80m)

Double glazed window to the rear, radiator and suite comprising :- Bath with shower over, wash handbasin and low level flush wc.

Outside

Pleasant communal gardens and communal residents parking (offered on a first come, first served basis).

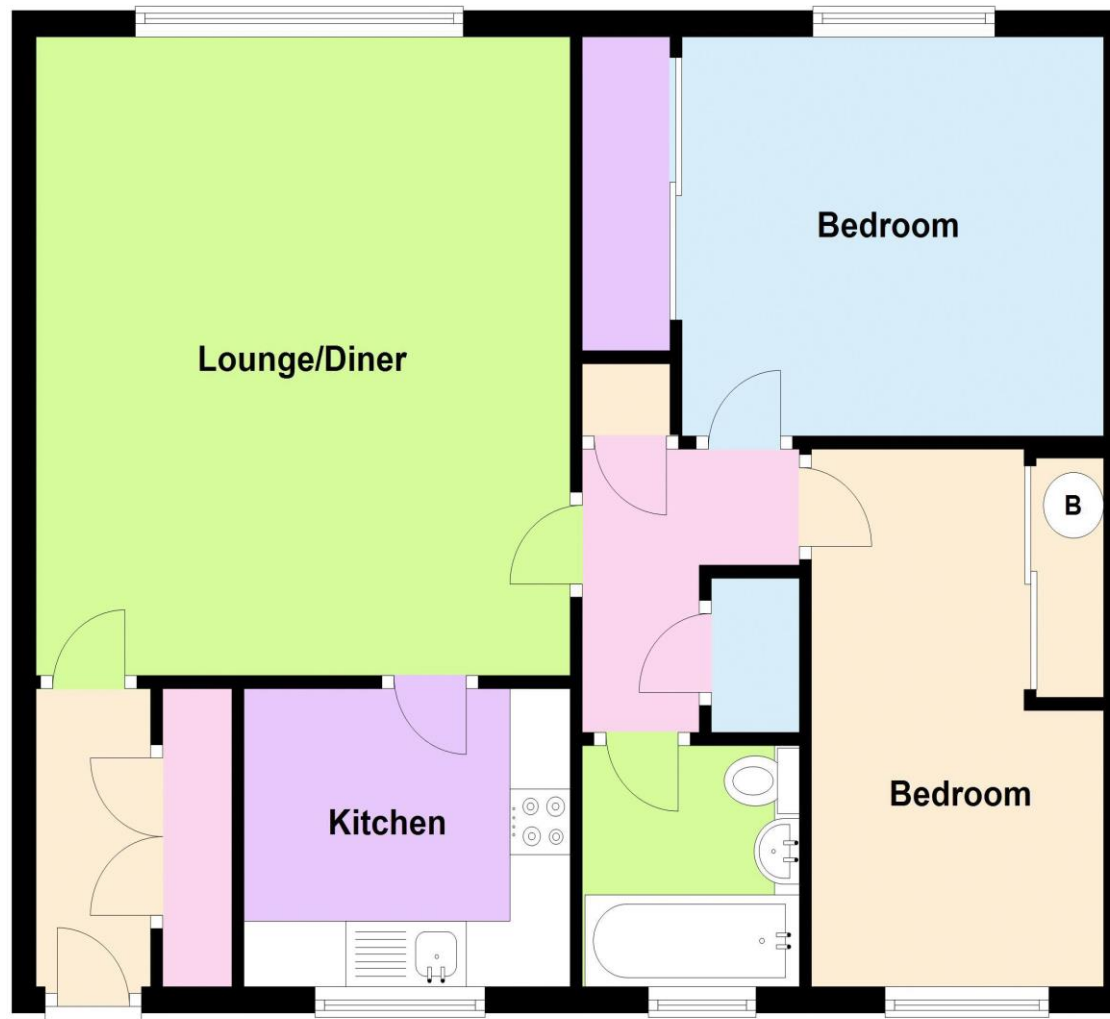
Garage

In separate block

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England, Scotland & Wales			England, Scotland & Wales		
	72	80		73	83

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



