



humberstones
homes

405 SIMMONS DRIVE, QUINTON, BIRMINGHAM, B32 2UH

Monthly Rental Of £850





LOCATION

Simmons Drive can be found in the residential area of Quinton close to it's borders with Harborne thereby giving excellent access to local shops & amenities including both an Asda & Tesco Superstore, bus routes into Birmingham and motorway access at Junction 3 of the M5. It can be found by turning off Ridgacre Road into Quinton Road West. Continue along Quinton Road West for almost it's duration, taking the turning right into Simmons Drive just before the junction with West Boulevard. The property can then be found on the left hand side as indicated by the agent's To Let board.

DESCRIPTION

This is a fantastic spacious mid terrace family home, having a great size driveway for 2/3 cars and low maintenance rear garden, comprising of entrance porch area, great storage and brand new w/c with hand basin, entrance hallway having converted garage into first reception room, second reception room to rear of property having great views of Woodgate Valley, stairs down leading to another large storage area and attractive refurbished kitchen/diner with PVC door leading to rear garden built in oven, hob and extractor fan, also benefits from fridge/freezer. The upstairs of this spacious property consists of two good size double bedrooms master having built in wardrobe space, and third good size single bedroom, brand new family bathroom with electric shower over bath with glass screen to finish. This property is available immediately unfurnished and also benefits from having gas central heating and double glazing.

PVC door leading into entrance porch area

Entrance Hallway

Cloaks cupboard in porch area, w/c, doors to both reception rooms, stairs to first floor and lower floor, double panel radiator, ceiling light

Reception One 16' 9" x 9' 5" (5.10m x 2.87m)

Garage converted into spacious reception, front facing, double panel radiator, pendent ceiling light

Reception two 12' 3" x 15' 9" (3.73m x 4.80m)

Rear facing, double panel radiator, pendent ceiling light,

W/C

Front facing, tiled walls, ceiling light fitting, hand basin

Kitchen/Diner 11' 6" x 15' 8" (3.50m x 4.77m)

Rear facing, sink and drainer unit, work surfacing with splash tiling, built in oven and hob, cooker hood above, floor & wall mounted units, tiled flooring, ceiling light fittings, double panel radiator.



Bedroom One 13' 4" x 9' 8" (4.06m x 2.94m)

Front facing, storage cupboard, double panel radiator, ceiling light fitting

Bedroom Two 15' 5" x 8' 4" (4.70m x 2.54m)

Rear facing, double panel radiator, ceiling light fitting

Bedroom Three 9' 5" x 7' 2" (2.87m x 2.18m)

Rear facing, double panel radiator, ceiling light fitting

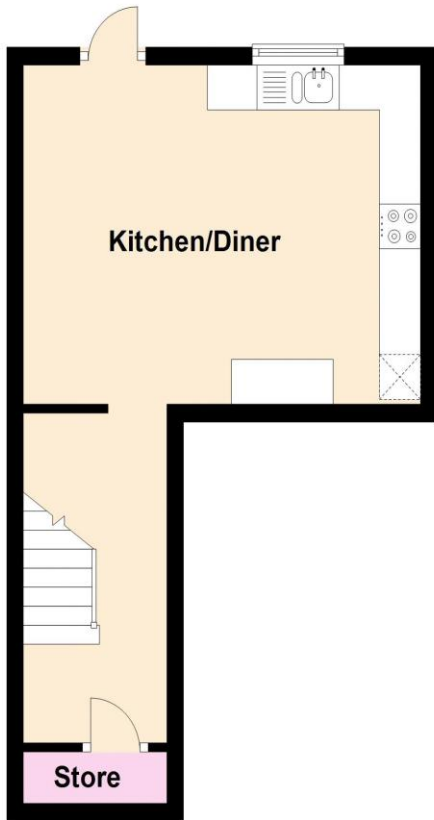
Rear Garden

Paved area pathway to grass area, out house at rear

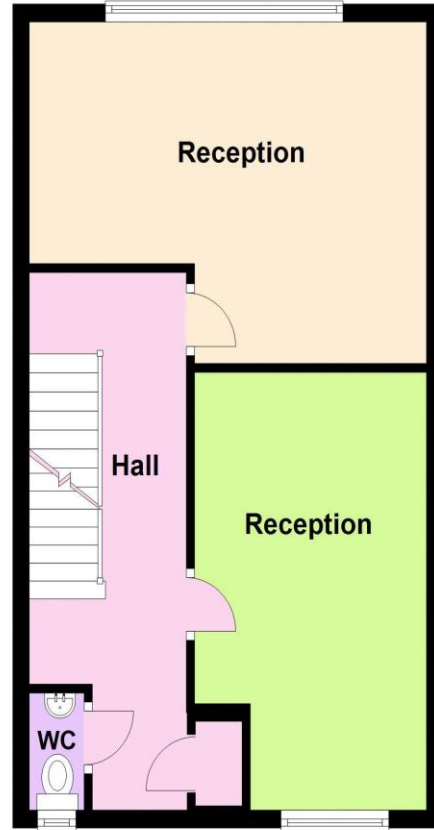
Holding deposit

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.

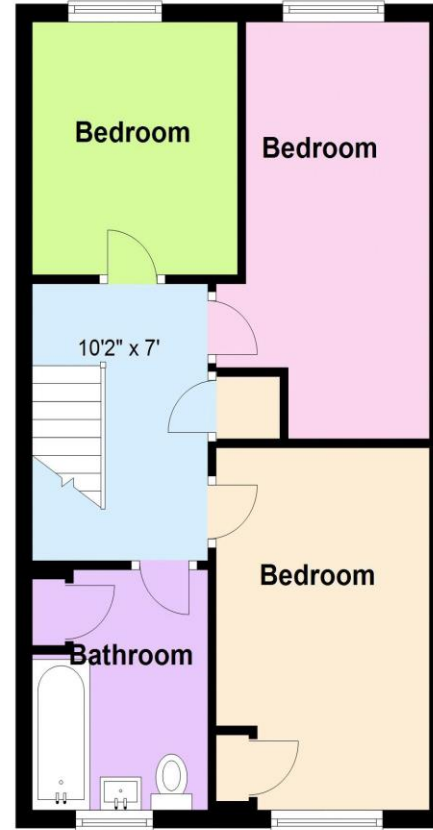
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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



