



humberstones
homes

254 WEST BOULEVARD, QUINTON, BIRMINGHAM, B32 2BH

Monthly Rental Of £850



LOCATION

The property is conveniently situated within this popular neighbourhood and handy for local, shops, schools, bus routes into Birmingham and motorway access at junctions 2 and 3 of the M5. Follow Ridgacre Road all the way to the island, take 3rd exit onto West Boulevard and the property is situated on the left hand side before the island at Tennal lane.

DESCRIPTION

This is a well presented, part-furnished home which is available immediately. The property comprises of entrance hall with cloakroom cupboard, bright lounge with bay window, dining room to rear, modern kitchen with under stairs area for kitchen space, PVC door to side leading to garden. On the first floor is a spacious landing, 3 good sized bedrooms & modern shower wet room. There is a pathway leading to front door with attractive front garden. From rear bedrooms there are views over Tennal Lane Park. The house benefits from gas central heating & UPVC double glazing. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: D

Front door leads to entrance hall

Laminate flooring, single panel radiator, cloakroom cupboard, ceiling light, stairs to first floor, side facing window, doors to reception rooms

Reception 13' 0" x 10' 7" (3.96m x 3.22m)

Front facing, laminate flooring, panel radiator, pendent ceiling light

Reception 15' 4" x 12' 4" (4.67m x 3.76m)

Rear facing, panel radiator, laminate flooring, pendent ceiling light, door to kitchen

Kitchen 8' 8" x 5' 8" (2.64m x 1.73m)

Side PVC door & rear facing windows, single drainer sink unit, work surfacing with splash tiling, built in cooker, hob and extractor, washing machine, floor & wall mounted units, fitted kitchen cupboards, ceiling light

First Floor Landing

Side facing, pendent ceiling light, storage cupboard, doors to all rooms

Wet Room 7' 5" x 6' 6" (2.26m x 1.98m)

Electric shower, WC, pedestal wash hand basin, fully tiled walls, lino flooring, single panel radiator, wall light point

Bedroom One 13' 6" x 9' 9" (4.11m x 2.97m)

Rear facing, double panel radiator, pendent ceiling light

Bedroom Two 13' 7" x 9' 9" (4.14m x 2.97m)

Front facing, double panel radiator, pendent ceiling light

Bedroom Three 9' 6" x 6' 9" (2.89m x 2.06m)

Front facing, single panel radiator, pendent ceiling light

Front garden

To the front garden is a grassed area to the side and a paved path leading to a side access and the rear garden.

Rear Garden

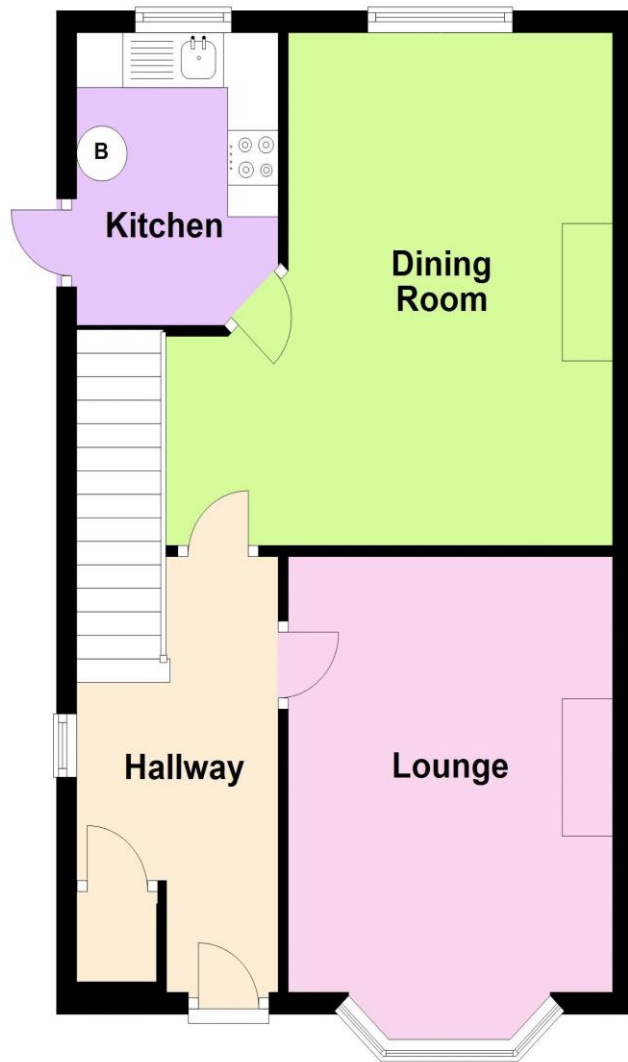
To the rear is an enclosed garden over three levels with patio area.

Holding Deposit

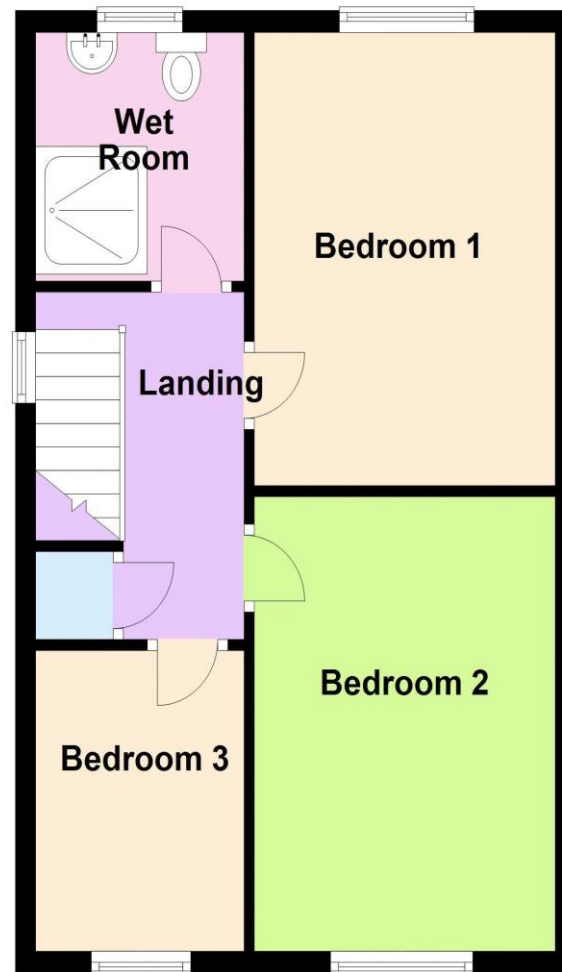
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy 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



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ – 0121 796 0078 – lettings@humberstoneshomes.co.uk



