



humberstones
homes

38 BUNBURY GARDENS, KINGS NORTON, BIRMINGHAM, B30 1BA
Monthly Rental Of £850





LOCATION

Bunbury Gardens is a truly convenient road for both Northfield & Kings Norton train stations as well as being close to the nearby B4121 and A38 into Birmingham. To find the property turn off the B4121 into Overbury Road, left into Ingoldsby Road, left into Popes Lane then 2nd left into Bunbury Gardens where number 38 can be found at the head of the cul-de-sac.

DESCRIPTION

This well presented mid terrace home can be found at the head of a cul-de-sac and is available from early March subject to referencing. It comes unfurnished. It comprises on the ground floor of an entrance hall, lounge, modern kitchen. On the first floor is a landing, 2 double bedrooms & a modern fitted bathroom. There is a large driveway to the front giving lots of off road parking and there is a lawned garden to the rear. The house benefits from gas central heating and double glazing fitted. NO STUDENTS, NO PETS. Subject to holding deposit - see our website for more details. Council Tax Band: B - EPC rating: C

PVC porch leading to entrance hall 6' 9" x 2' 9" (2.06m x 0.84m)

PVC double glazed porch, windows both sides, tiled floor, leading into entrance hall area

Entrance hallway 5' 11" x 6' 2" (1.80m x 1.88m)

Hall area, carpeted, stairs off, cupboard housing meter, ceiling light point, radiator, door leading to lounge.

Lounge 11' 8" x 14' 0" (3.55m x 4.26m)

Carpet, electric fire (for decoration only) wall light points, radiator, large bay window, door leading to kitchen/diner.

Kitchen/Diner 8' 9" x 14' 0" (2.66m x 4.26m)

Tiled flooring, fitted kitchen cupboards with blue under lighting, tiled splashback, double sink unit, fitted microwave and oven, 4 ring gas hob, extractor fan, ceiling light fitting radiator, PVC sliding double doors leading to rear garden.

Stairs and landing 6' 3" x 2' 7" (1.90m x 0.79m)

Handrail, carpet on stairs and landing area, ceiling light fitting, doors to both bedrooms and bathroom

Bedroom One 12' 4" x 12' 0" (3.76m x 3.65m)

Carpet, window, radiator, ceiling light point, door to storage cupboard,

Bedroom Two 10' 7" x 8' 5" (3.22m x 2.56m)

Carpet, ceiling light point, radiator, window.

Bathroom 7' 7" x 6' 2" (2.31m x 1.88m)

Having white suite, comprising panel bath with shower over & shower screen to side, WC, wash hand basin, radiator, ceiling light point. Storage cupboard housing boiler.

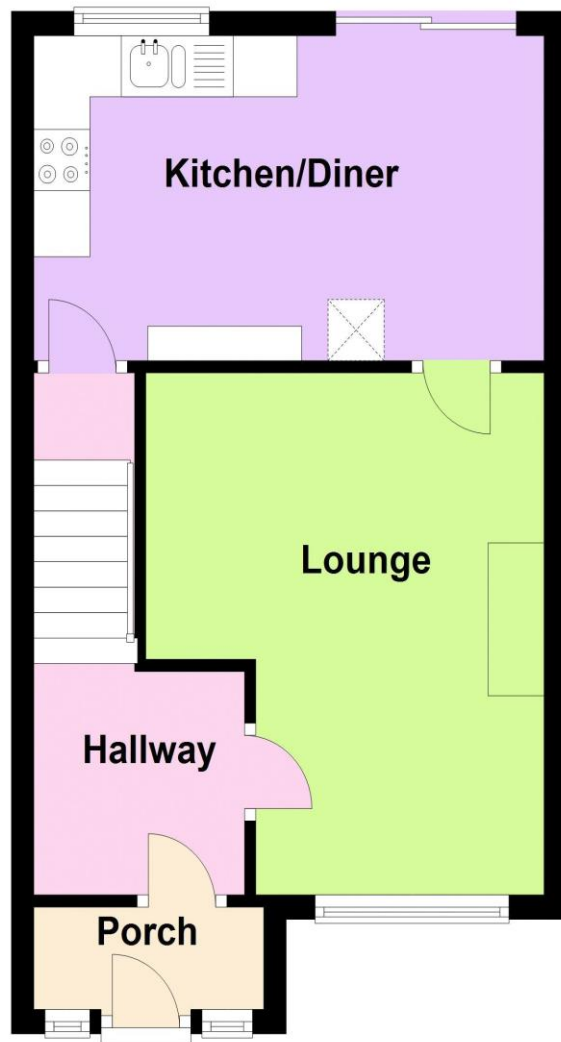
Rear Garden

Patio slabbed area, lawn

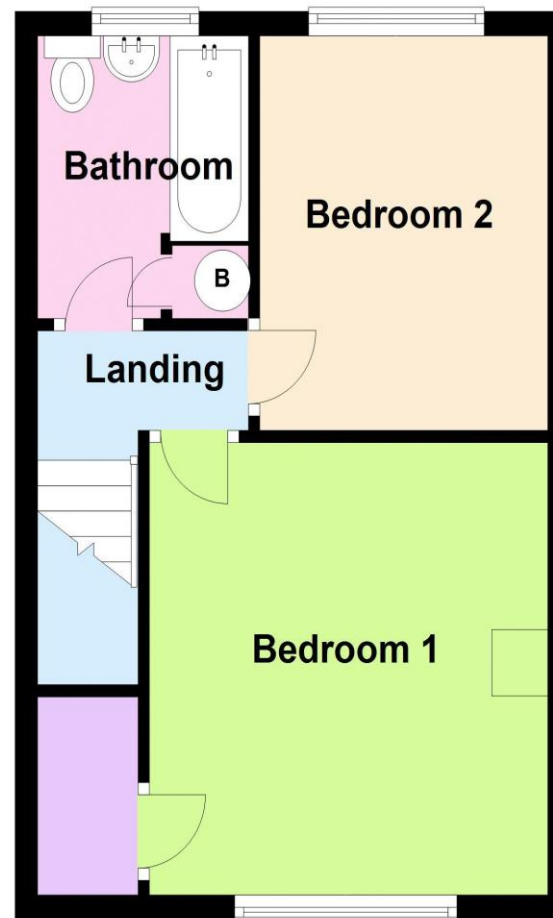
Holding Deposit & In Tenancy Fees

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



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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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