





LOCATION

Westfield Road is situated in a quiet location having easy access to the train station and bus routes. Heading west on Hagley road west, turn right onto Narrow Lane, turn right onto Hurst Green Road, turn left onto Moat Drive, then left onto Westfield Road.

DESCRIPTION

This well presented two bedroom mid terrace is available immediately unfurnished or part furnished. The property comprises of entrance hall, attractive lounge with feature fire place, modern kitchen/diner having built in oven, hob and cooker hood, downstairs w/c with wash basin, attractive rear garden. Upstairs benefits from two large double bedrooms, master having great storage cupboard housing boiler and built in mirror fronted wardrobes, modern family bathroom with shower on mixer. The property further benefits from having gas central heating and UPVC double glazing throughout, along with driveway for at least 2 cars. NO PETS, NO SMOKERS- Subject to holding deposit - see our website for more details. EPC Rating: D

Entrance Hall

UPVC door to front of property. Wooden flooring and stairs off to first floor.

Lounge 12' 10" x 12' 4" (3.91m x 3.76m)

Rear Lobby

Door to good size under stair storage cupboard, door to W/C and UPVC door to rear garden.

Kitchen/Diner

Rear facing, one bowl sink unit and drainer, work surfacing, built in oven, electric hob & cooker hood over, wall & floor mounted units, drawer units, plumbing for washing machine, tiled flooring, radiator, ceiling lighting,

Downstairs W/C

Toilet, sink rear facing, tiled flooring

Stairs and landing

Carpet on stairs and landing area, loft access, smoke alarm, ceiling light point.

Bedroom One 12' 0" x 12' 10" (3.65m x 3.91m)

Front facing, double panel radiator, ceiling light, door to large cupboard housing boiler, fitted mirror fronted wardrobes.

Bedroom Two 11' 4" x 8' 5" (3.45m x 2.56m)

Rear facing, double radiator, ceiling lighting, carpet.



Bathroom 7' 9" x 7' 1" (2.36m x 2.16m)

White suite comprising of sink, toilet and bath with shower over, rear facing, Partially tiled walls, laminate floor, radiator, ceiling light fitting.

Rear Garden

Lawn with patio area, rear access gate.

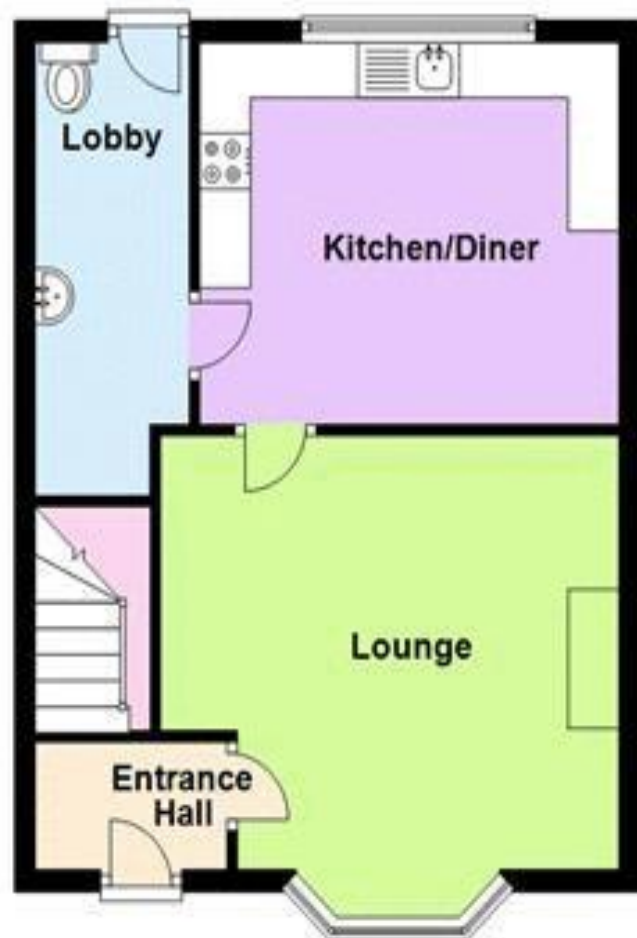
Front driveway

Parking for at least 2 cars

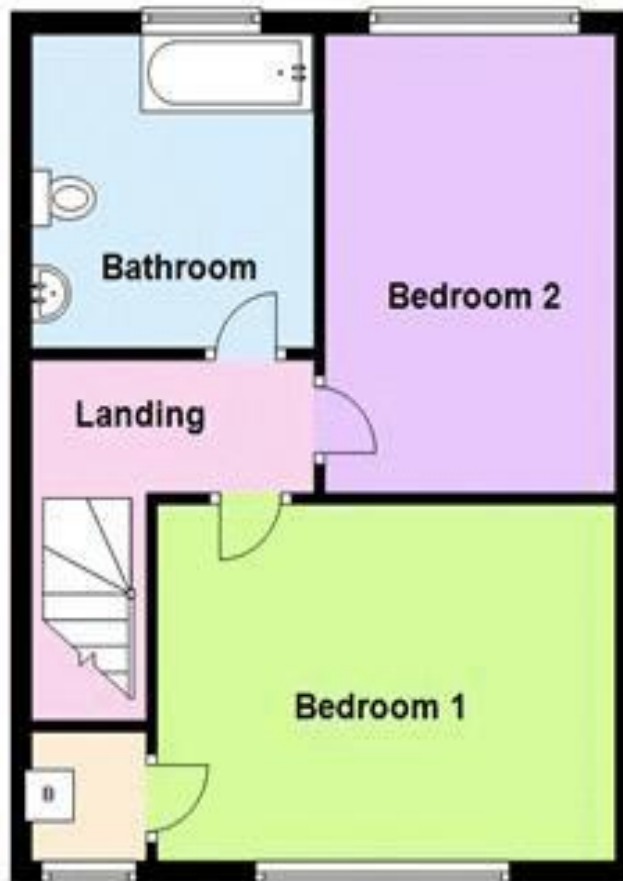
Holding deposit and In Tenancy Fees

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



15/09/2017, 17:04 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Mr. [Name Redacted] 100, [Address Redacted] B32 1AJ	Energy rating D	Valid until 1 August 2025 Certificate number 8007-7623-1480-1221-7622
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Property type
Mid-terrace house

Total floor area
67 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [exemptions for landlords](#) on the Energy Performance Certificate website.

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificates/8007-7623-1480-1221-7622>

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



