

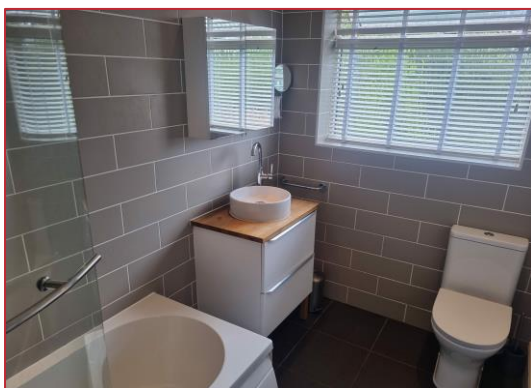


humberstones
homes

238 RIDGACRE ROAD, QUINTON, BIRMINGHAM, B32 1JR

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. The property can be located travelling along Ridgacre Road from the agents office where the property will be located a distance along on the right hand side on the return carriageway, as indicated via the agents for sale board.

DESCRIPTION

Well presented extended semi-detached home having character features and set in a sought after tree lined road close to the Harborne border. The accommodation briefly comprises on the ground floor of an entrance porch area, entrance hall, dining room, separate lounge opening out to rear garden, extended breakfast kitchen and utility/side veranda. On the first floor is a landing, three bedrooms and bathroom. To the front is a block paved driveway with off road parking. To the rear there is a delightful enclosed garden with private sunny aspect and double garage. The property benefits from majority UPVC double glazing and gas central heating. EPC Rating: E

Entrance Hall

Having laminate flooring, single panel radiator, stairs to first floor landing, wall light point, doors to dining room and lounge and entry to breakfast kitchen.

Dining Room 13' 8" max x 10' 0" max (4.16m x 3.05m)

Front Facing - Having feature chimney breast with recess, single panel radiator and ceiling light point.

Lounge 14' 0" x 10' 0" max (4.26m x 3.05m)

Rear Facing - Having feature fire surround with inset electric fire, single panel radiator, ceiling light point and double doors to rear garden.

Breakfast Kitchen 18' 1" max x 9' 0" max (5.51m x 2.74m)

Rear Facing - 'L' shaped and fitted with range of wall and base units with work surfaces over, inset sink, courtesy tiling, built in electric oven with induction hob over and chimney canopy above, integrated dishwasher, space for fridge freezer, wall mounted concealed combination gas central heating boiler, tiled and laminate flooring, single panel radiator, breakfast bar, two ceiling light points and doors to rear garden and utility.

First Floor Landing

Side Facing - Having doors to bedrooms and bathroom, ceiling light point and access to loft space.

Bedroom One 14' 0" x 10' 0" (4.26m x 3.05m)

Rear Facing - Having single panel radiator and ceiling light point.

Bedroom Two 14' 0" max x 10' 0" max (4.26m x 3.05m)

Front Facing - Having fitted wardrobes and cupboard into bay, single panel radiator and ceiling light point.

Bedroom Three 7' 6" x 5' 8" (2.28m x 1.73m)

Front Facing - Having single panel radiator and ceiling light point.

Bathroom

Rear Facing - Fitted with suite comprising of bath with rain shower over, low level wc, pedestal wash hand basin, heated towel rail, part tiling to walls, four recessed ceiling light points and extractor.

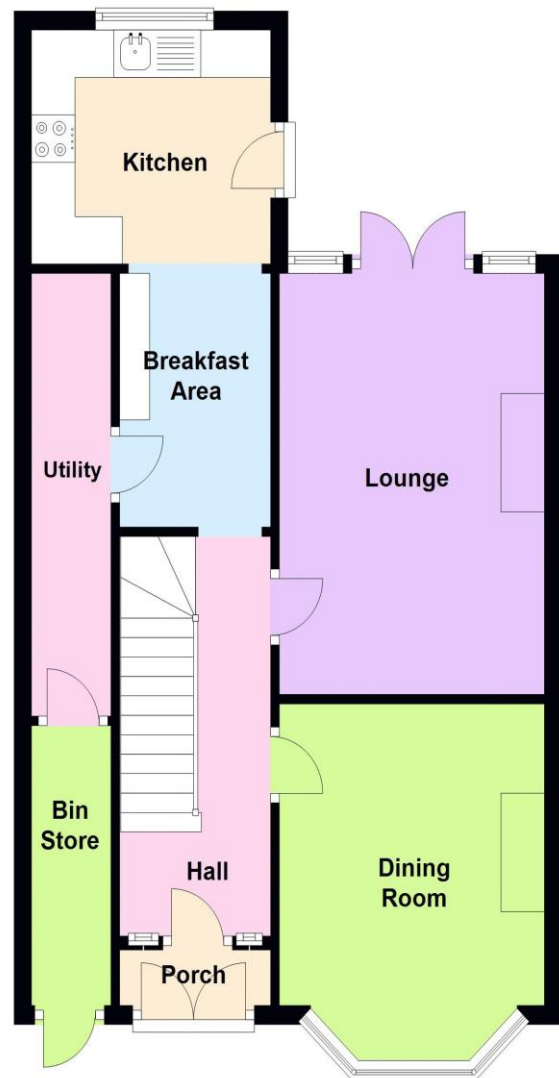
Rear Garden

Delightful rear garden benefiting from private southerly aspect, having paved patio area and terrace with steps down to the remainder which is predominantly laid to lawn with further decked terrace to the far end and access to garage and gated service road beyond (currently overgrown and not accessible by car).

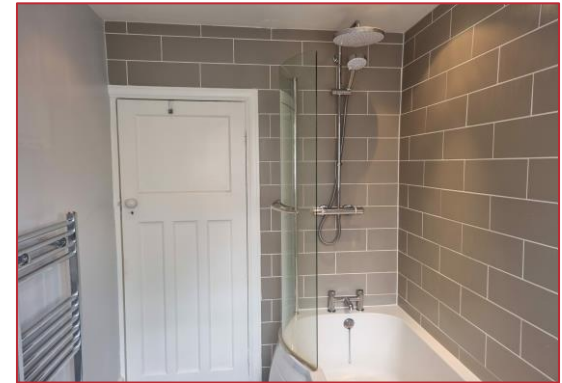
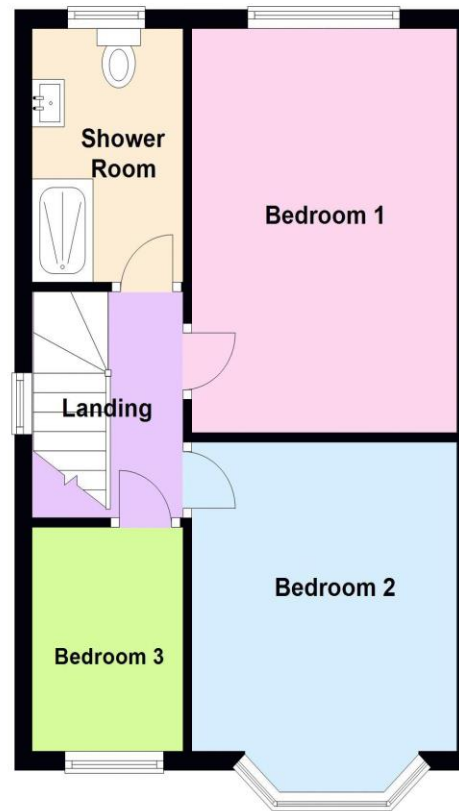
Holding deposit and In tenancy fees

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



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	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		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.

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