



**humberstones**  
homes

129 PARGETER ROAD, SMETHWICK, WEST MIDLANDS, B67 5HZ

**Monthly Rental Of £895**



### LOCATION

Pargeter Road is a popular residential Road conveniently situated for all local shopping facilities available for Bearwood Town Centre, is handy for Warley Woods/Golf Course, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding area. The property can be located travelling along Three Shires Oak Road from Bearwood, continue into Abbey Road, turn second right into Pargeter Road.

### DESCRIPTION

This well presented three bedroom semi detached family home is available unfurnished immediately. The property comprises of entrance porch, attractive entrance hall with the original tiled flooring, lounge with feature fire place, double glass doors through middle of room, good size kitchen with built in oven, hob and extractor fan, downstairs w/c and storage area leading to attractive rear garden. The upstairs of the property comprises of three good size bedrooms and modern shower room with double shower cubicle. The property further benefits from gas central heating and double glazing, available immediately unfurnished. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC Rating: D

**Entrance Porch 7' 10" x 2' 10" (2.39m x 0.86m)**

PVC single door to porch, wooden door to entrance hall

**Entrance Hallway 12' 2" x 6' 5" (3.71m x 1.95m)**

Led traditional windows, original tiled flooring, stairs to first floor

**Lounge/Diner 27' 0" x 11' 5" (8.22m x 3.48m)**

Front facing large bay window, carpet throughout, electric fire unit on wall, 2 double panel radiator, double glass/wooden doors through middle of room leading to dining area, PCV door to rear garden

**Kitchen 11' 6" x 6' 5" (3.50m x 1.95m)**

Rear facing, single drainer sink unit, work surfacing with splash tiling, built in oven, hob & cooker hood over, plumbing for washing machine, floor & wall mounted units, single panel radiator, ceiling light, door leading to lobby area, leading to rear garden

**First Floor Landing**

Side facing, access to roof space, pendent ceiling light, doors to all first floor rooms

**Bedroom One 12' 2" x 11' 5" (3.71m x 3.48m)**

Rear facing, fitted wardrobes with sliding doors, single panel radiator, carpet

**Bedroom Two 14' 5" x 11' 5" (4.39m x 3.48m)**

Front facing, bay window, single panel radiator, carpet

**Bedroom Three 7' 9" x 6' 5" (2.36m x 1.95m)**

Front facing, carpet, single panel radiator

**Shower Room 6' 5" x 6' 3" (1.95m x 1.90m)**

Rear facing, double glass shower cubicle, WC, pedestal wash hand basin, part tiled walls, single panel radiator, lino flooring, ceiling light

**Front Garden**

Gate leading to path to front porch, patio area

**Rear Garden**

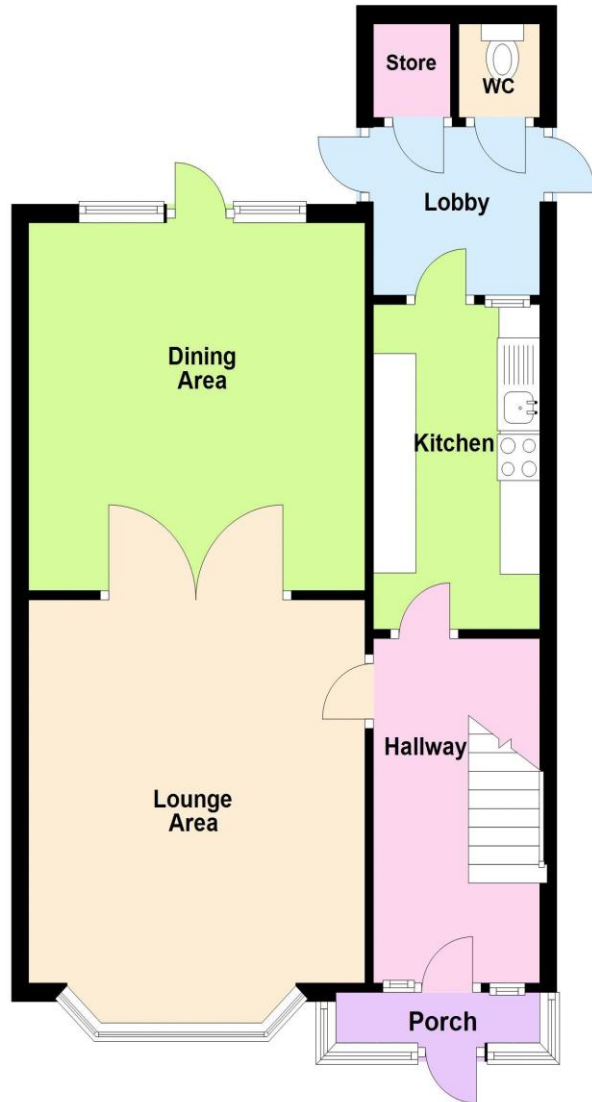
Patio area, grassed, outhouse for storage.

**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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		57
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		57
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			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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