



humberstones
homes

228 RIDGACRE ROAD, QUINTON, BIRMINGHAM, B32 1JR

Monthly Rental Of £900





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 To Let board.

DESCRIPTION

This property has refurbished throughout internally and offers contemporary style accommodation. It comes unfurnished and is available by mid-October. It comprises on the ground floor of entrance porch, entrance hall, lounge and stunning kitchen diner with integrated appliances which opens out to a decked rear terrace. At first floor level there is a landing, three bedrooms and delightful bathroom. Externally to the front there is a large block paved driveway and access to the side veranda providing useful storage. To the rear there is a well proportioned garden with southerly aspect. The property benefits from gas central heating with a new boiler and upvc double glazing. NO STUDENTS - NO PETS. Subject to holding deposit - see our website for more details. EPC rating: D

Part glazed composite door leads to Entrance Porch

Having laminate flooring, meter cupboards, ceiling light point and part glazed composite door to entrance hall.

Entrance Hall

Having laminate flooring, wall mounted designer radiator, stairs to first floor landing, recessed ceiling lights and doors to kitchen and lounge.

Lounge 16' 5" max x 9' 8" (5.00m x 2.94m)

Front Facing - Having laminate flooring, wall mounted designer radiator and ceiling light point.

Kitchen/Diner 15' 9" x 10' 11" max (4.80m x 3.32m)

Rear Facing - Fitted with a range of wall and base units with work surfaces over, inset sink unit, courtesy tiling, electric hob with chimney canopy over, built in electric double oven, integrated dishwasher, fridge freezer and washing machine, designer radiator, laminate flooring, recessed ceiling lights, under stairs store, door to side veranda and double doors to decked rear terrace.

Side Veranda

Having doors to front and rear and housing wall mounted combination gas central heating boiler.

First Floor Landing

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

Bedroom One 14' 0" max x 9' 6" (4.26m x 2.89m)

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

Bedroom Two 13' 10" x 9' 6" (4.21m x 2.89m)

Rear Facing - Having single panel radiator and ceiling light point

Bedroom Three 7' 3" x 5' 8" (2.21m x 1.73m)

Front Facing - Having single panel radiator and ceiling light point

Bathroom 8' 0" x 5' 6" (2.44m x 1.68m)

Rear Facing - Having suite comprising, 'P' shaped bath with screen and mixer shower over, low level wc, wash hand basin set into vanity unit, laminate flooring part tiling to walls, heated towel rail, extractor and recessed ceiling lights.

Frontage

Set back from the road with block paved driveway providing off road parking.

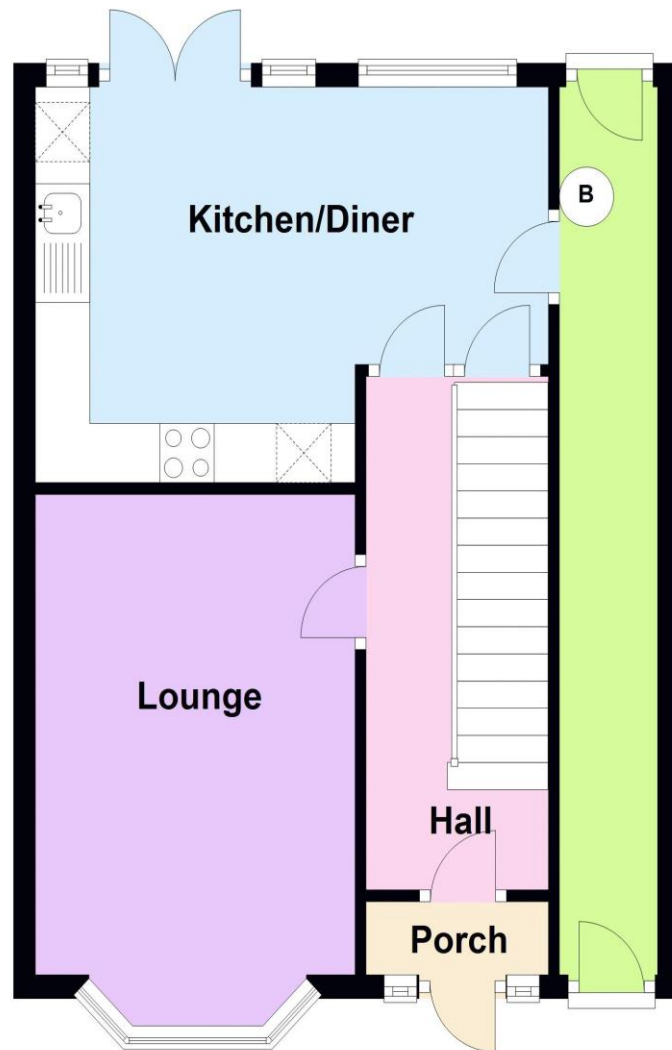
Rear Garden

Good sized well established garden with southerly aspect, having decked patio and lawn.

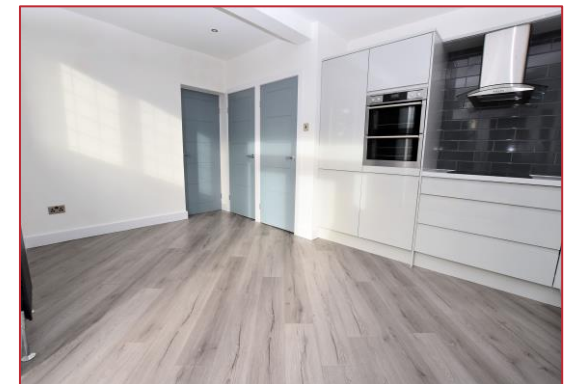
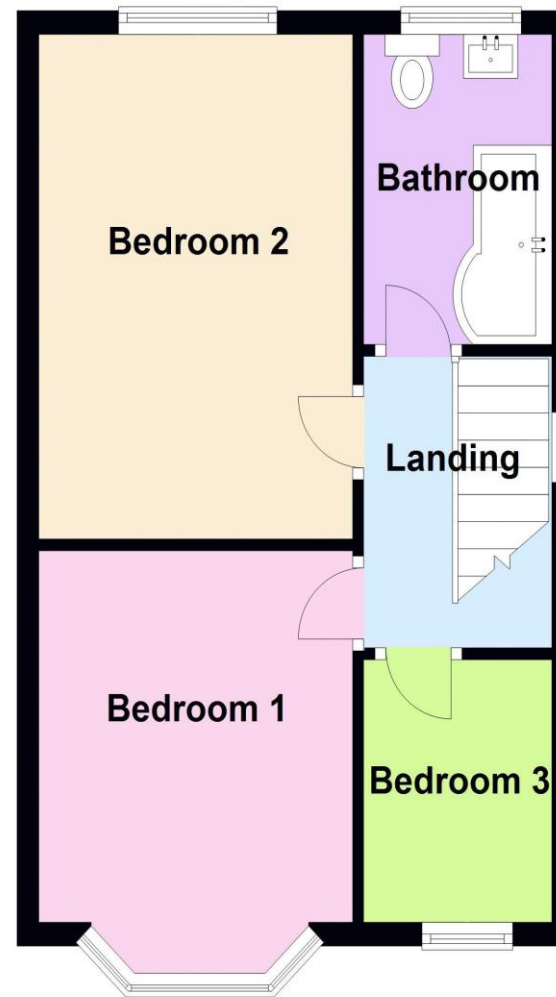
Holding Deposit & In Tenancy Fees

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			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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