



**humberstones**  
homes

36 TREJON ROAD, CRADLEY HEATH, WEST MIDLANDS, B64 7HL

**Monthly Rental Of £825**





#### LOCATION

Trejon Road can be found in the residential area of Cradley heath giving access to local amenities including Old Hill Train Station, parks and shops in Old Hill itself as well as buses to Halesowen. It can be found by turning off Barrs Road into Trejon Road and continue for some distance where the property is located on the left hand side.

#### DESCRIPTION

This well presented and extended family home is available from mid October and comes unfurnished. It comprises on the ground floor of an entrance hall, downstairs shower room, lounge & refitted & extended kitchen diner. On the first floor is a landing, 3 bedrooms & a family bathroom. There is a driveway to the front giving off road parking and to the rear is an enclosed garden with secluded aspect. The house benefits from gas central heating & UPVC double glazing being fitted. NO PETS, NO SMOKERS- Subject to holding deposit - see our website for more details. EPC Rating: TBC

#### UPVC front door leads to Entrance Hall

Side facing window, single panel radiator, ceiling light, stairs to first floor, understairs cupboard with wall mounted boiler, doors to shower room and kitchen diner

#### D/S Shower Room

Side facing, shower cubicle, wash hand basin, WC, tiled flooring, single panel radiator, ceiling light

#### Kitchen/Diner 20' 2" max x 16' 4" max L-shaped (6.14m x 4.97m)

Rear facing, one and half bowl sink unit, work surfacing, built in double oven, gas hob & cooker hood over, wall & floor mounted units, drawer units, built in dishwasher, plumbing for washing machine, tiled flooring, 2 single panel radiators, lighting, glazed double doors to lounge and UPVC glazed double doors to rear garden

#### Lounge 13' 3" max bay x 11' 3" max chimney recess (4.04m x 3.43m)

Front facing, double panel radiator, wood laminate flooring, ceiling light

#### First Floor Landing

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

#### Bedroom One 13' 5" max bay x 10' 7" max chimney recess (4.09m x 3.22m)

Front facing, single panel radiator, ceiling light

#### Bedroom Two 11' 3" max x 10' 5" (3.43m x 3.17m)

Rear facing, single radiator, pendent ceiling light

#### Bedroom Three 7' 9" x 6' 2" (2.36m x 1.88m)

Front facing, single panel radiator, pendent ceiling light

#### Bathroom

Rear facing, fitted with a white suite, panel bath, pedestal wash hand basin, WC, part tiled walls, heated towel rail, ceiling light

#### Front Driveway

To the front is a driveway giving off road parking

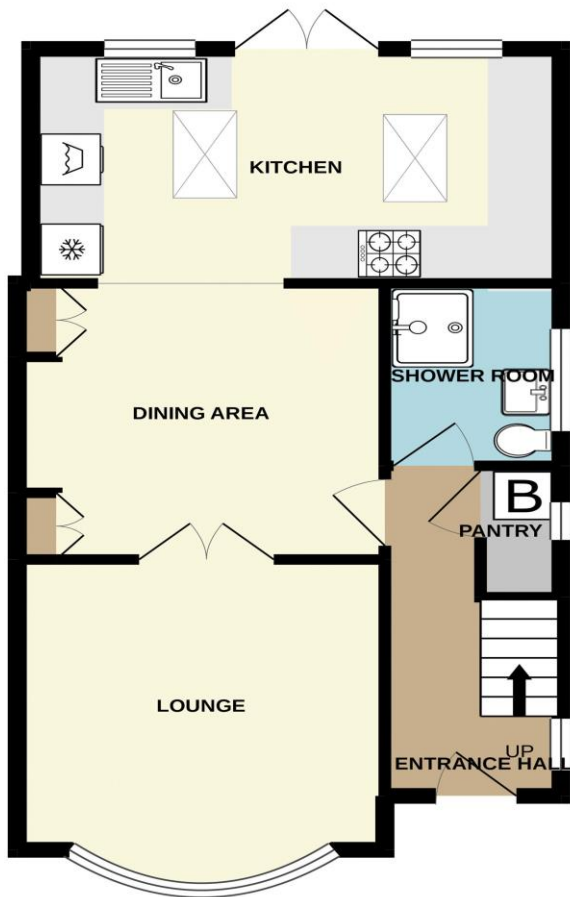
#### Rear Garden

To the rear is a secluded garden with decked area leading to a lawned garden with established trees.

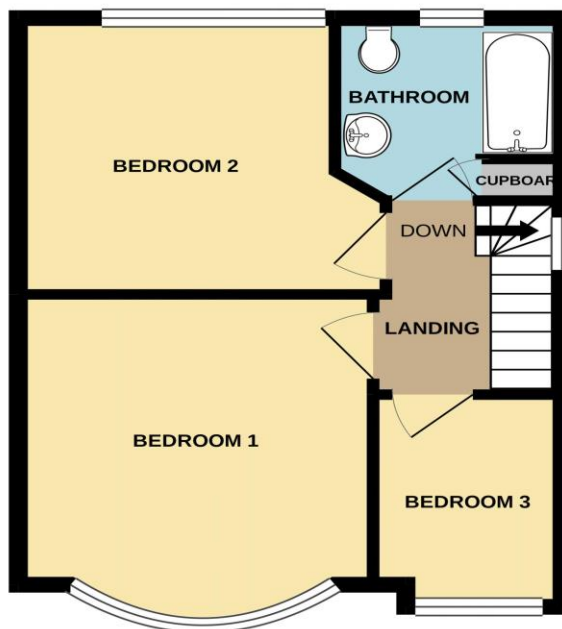
#### Holding Deposit & In Tenancy Fees

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.

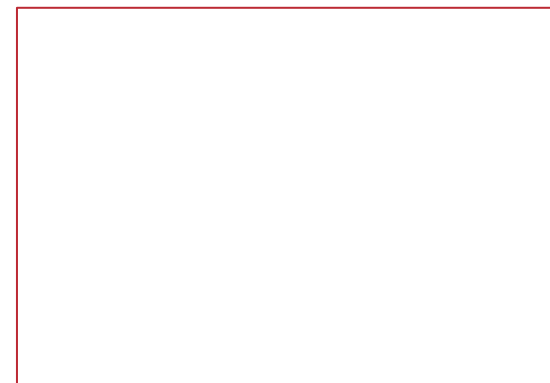
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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