





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. Follow Ridgacre Road all the way to the island, take 3rd exit onto West Boulevard, at the island turn left onto Tennal Lane, the property is situated on the left hand side as you drive up towards main road.

DESCRIPTION

This spacious semi-detached family home is available now unfurnished. The property comprises of, porch, entrance hallway, two good size reception rooms, rear reception having door to rear garden, compact modern kitchen with built in oven, hob and cooker hood, utility area, and garage. Upstairs of the property consists of two good size double bedrooms, further single bedroom, and a modern family bathroom with separate shower cubicle. Also benefits from Gas central heating, Double glazing, front and rear gardens with large driveway for off road parking. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC Rating: C

Entrance Porch 2' 3" x 5' 7" (0.69m x 1.70m)

Double wooden doors, tiled flooring, cupboards housing meters, Original led windows and main door to entrance hall

Entrance Hallway

Laminate flooring, radiator on wall, ceiling light fitting, doors to both reception rooms,

Dining Room 13' 7" x 10' 2" (4.14m x 3.10m)

Front facing, Carpet, wall mounted radiator, large bay window, ceiling light fitting

Lounge 12' 5" x 10' 2" (3.78m x 3.10m)

Rear facing, Carpet, patio door to rear garden, electric fire, radiator panel on wall, ceiling light fitting

Kitchen

Rear facing, single drainer sink unit, work surfacing with splash tiling, built in cooker, hob and cooker hood, dishwasher, under counter fridge, floor & wall mounted units, fitted kitchen cupboards, ceiling spotlights, PVC door leading to utility area

Utility Area 9' 7" x 8' 6" (2.92m x 2.59m)

Cupboard housing boiler, wall mounted cupboards, and worktop, fittings for washing machine, freezer space, PCV door leading to rear garden, x 2 ceiling light fitting

Garage 16' 2" x 8' 9" (4.92m x 2.66m)

Concrete flooring, push over metal garage door



First Floor Landing

Carpet on stairs and landing, window, ceiling light fitting, doors off leading bedrooms and bathroom

Bedroom One 13' 7" x 10' 2" (4.14m x 3.10m)

Front facing, large bay window, carpet, wall mounted radiator panel, ceiling light fitting,

Bedroom Two 12' 5" x 10' 2" (3.78m x 3.10m)

Rear facing, carpet, window, wall mounted radiator, ceiling light fitting,

Bedroom Three 10' 4" x 5' 9" (3.15m x 1.75m)

Front facing, carpet, large single bay window, radiator on wall, ceiling light fitting

Family Bathroom

Rear facing, white bathroom suite, WC, pedestal wash hand basin, separate glass shower cubicle, Floor to wall tiles, double panel radiator, ceiling light

Front Garden

Paved driveway, grassed area

Rear Garden

Grassed over three tiers, patio area

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

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
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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