

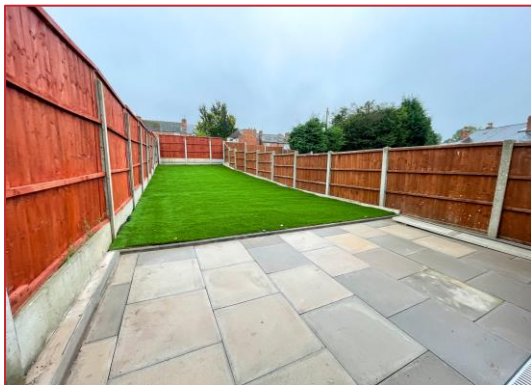


**humberstones**  
homes

43A THREE SHIRES OAK ROAD, SMETHWICK, WEST MIDLANDS, B67 5BS  
**Monthly Rental Of £550**







### LOCATION

Three Shires Oak Road can be found in the heart of Bearwood giving excellent access to the vast array of shops & businesses not only on the Bearwood Road but also on Abbey Road itself. The award winning Warley Woods Park is within walking distance along with local schools. The property itself can be found by turning left off Bearwood Road into Three Shires Oak Road and continuing until the property is located on the left hand side.

### DESCRIPTION

This newly refurbished ground floor studio has been fitted to a high standard. It is available now and comes unfurnished. It has exclusive use and access to a garden with artificial grass. It comprises of a bedroom/living space, brand new refitted kitchen & brand new refitted shower room. There is UPVC double glazing & electric heating. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: TBC

#### Entrance Passageway

The studio can be accessed by a gated passageway between 42 and 43 Three Shires Oak Road. There is then a separate gated access leading to the studio and garden.

#### UPVC door leads to:

#### Bedroom/Living Space 14' 7" x 8' 2" (4.44m x 2.49m)

Side facing, wood laminate flooring, wall mounted electric heater, ceiling light, door to kitchen

#### Kitchen 12' 4" x 6' 8" (3.76m x 2.03m)

Side facing, single drainer sink unit, work surfacing with fully tiled splash back and walls, wall & floor mounted units, built in oven & hob, washing machine, tiled flooring, wall mounted electric heater, ceiling light, door to shower room

#### Shower Room 7' 6" x 6' 2" (2.28m x 1.88m)

Rear facing, fitted with a white suite, shower cubicle with Triton shower, WC, pedestal wash hand basin, tiled flooring, ceiling light, part glazed UPVC door to rear garden



### Rear Garden

The studio flat has exclusive access to the rear garden which has a paved patio area which in turn leads to an extensive artificial turfed garden with fenced boundary.

### 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



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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