



**humberstones**  
homes

24 PEEL STREET, WINSON GREEN, WEST MIDLANDS, B18 7DT  
**Monthly Rental Of £795**







#### LOCATION

The property is conveniently situated within this established neighbourhood and is handy for local amenities/facilities and City hospital. The property is located travelling along City Road from Berarwood, at the traffic lights turn right onto Dudley Road, continue to the traffic lights, turn left into Winson Green Road, proceed for a distance, turning right into Norman Street, first right into Peel Street where the property will be located a short distance along on the left hand side.

#### DESCRIPTION

This well presented three bedroom end terrace property is available unfurnished from Mid December. The property comprises of entrance hall, downstairs w/c, spacious lounge, kitchen/diner, three good size bedrooms, family bathroom with shower over bath. The property further benefits from having Double glazing and part central heating, front and rear gardens and also off road parking to the rear. Great location, having access the local amenities and bus links in and out of the City Centre. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC Rating: C

#### Porch

Useful storage area and front door to :-

#### Entrance Hall

Radiator, staircase rising to the first floor, under stairs recess, and doors off to Lounge, Kitchen and :-

#### Downstairs WC

Wash hand basin and wc.

#### Lounge 14' 7" x 11' 7" (4.44m x 3.53m)

Double glazed window to the front and radiator.

#### Kitchen/Diner 17' 10"(max overall) x 11' 2"(max) (5.43m x 3.40m)

Comprising :-

#### Kitchen Area 9' 7" x 8' 3" (2.92m x 2.51m)

Double glazed window to the rear, base and wall mounted units, work surface area, twin bowl sink with mixer tap, gas cooker point and cooker hood above, plumbing for automatic washing machine, complimentary tiling to the walls, built in store/pantry and opening through to :-

#### Dining area 11' 2"(max) x 9' 3"(max) (3.40m x 2.82m)

Radiator, double glazed window to the rear, and double glazed door to the rear garden.

#### First Floor Landing

Loft access, built in store housing central heating boiler, additional built in store and doors off to all first floor accommodation.

**Bedroom One 12' 7" x 11' 1"(plus door recess) (3.83m x 3.38m)**  
Double glazed window to the rear.

**Bedroom Two 13' 6"(max) x 9' 0"(plus recess) (4.11m x 2.74m)**  
Double glazed window to the front.

**Bedroom Three 8' 8" x 8' 7" (2.64m x 2.61m)**  
Double glazed window to the front.

#### Bathroom 6' 7" x 6' 6" (2.01m x 1.98m)

Double glazed window to the rear, radiator, and suite comprising :- Bath, pedestal wash hand basin, wc and complimentary tiling to the walls.

#### Front garden

Foregarden with pathway approach to the accommodation.

#### Rear Garden

Slabbed patio, garden area beyond, useful good sized storage shed and rear access gate.

#### 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.

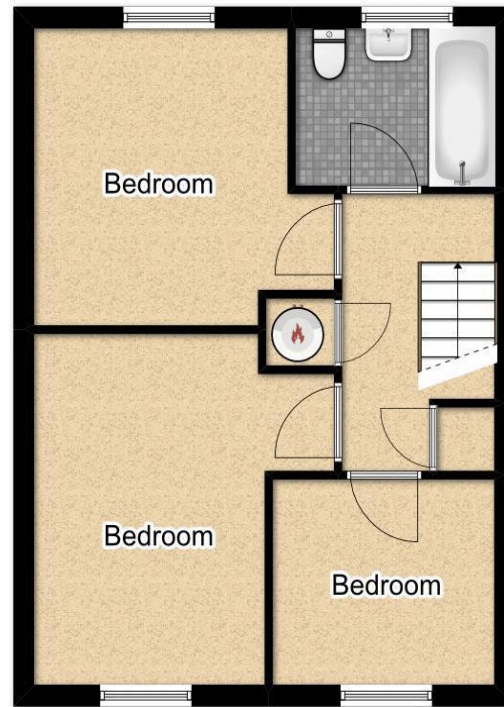


**Ground Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of windows, doors and any other items and their position are approximate.

No responsibility is taken for any error, omission or misstatement.

This plan is for illustrative purposes only and should be used as such by any interested party.



**First Floor**



Address: 24 Peel Street, BIRMINGHAM, B18 7DT RRN: 0540-2855-7039-9806-1331					
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		84	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		84
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	71		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>	70	
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





