



humberstones
homes

291 SOMMERFIELD ROAD, BIRMINGHAM, WEST MIDLANDS, B32 3TD
Monthly Rental Of £795





LOCATION

The property can be found in the residential area of Woodgate Valley close to its borders with Bartley Green, giving access to local shops and businesses, bus routes into Birmingham, the Q.E Hospital, motorway access at junctions two and three of the M5, and nearby is Woodgate Valley Country Park. The property can be found by turning right off Stonehouse Lane (heading towards Birmingham) into Sommerfield Road where the property can be found on the left hand side.

DESCRIPTION

This well presented three bedroomed mid terrace property is available immediately unfurnished. The property comprises of entrance porch, hallway with downstairs w/c, lounge with space for electric fire, large modern kitchen/diner having built in oven, separate hob and extractor fan above, low maintenance rear garden with walk way access to the rear of property. Upstairs comprises of spacious landing area, two double bedrooms and a further good size single bedroom and family bathroom with electric shower over bath. The property further benefits from UPVC double glazed windows and G.C.H throughout. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC Rating: C

Entrance Porch 2' 7" x 3' 9" (0.79m x 1.14m)

UPVC door with window, tiled floor, meter cupboards, ceiling light

Entrance Hallway

Laminate effect lino flooring, door to w/c to right, under stairs storage cupboard, doors to lounge and kitchen off, ceiling light fitting, wall mounted radiator

W/C

Laminate effect lino floor, small hand basin, toilet, ceiling light fitting

Living Room 16' 9" x 9' 9" (5.10m x 2.97m)

Max into bay window, front facing, wall mounted radiator, ceiling light fitting, fire place with space to fit electric fire, carpeted

Kitchen/Diner 9' 9" x 15' 9" (2.97m x 4.80m)

Rear facing, UPVC door leading to rear garden, lino flooring, wall and floor mounted cupboards, Oven, Hob, and cooker hood built in, worktops, stainless steel sink and drainer, radiator on wall

First Floor Landing

Carpeted on stairs and landing, stair rail, ceiling light fitting



Bedroom One 12' 6" x 9' 6" (3.81m x 2.89m)

Front facing, wall mounted radiator, ceiling light fitting, carpeted, built in cupboard for wardrobe space

Bedroom Two 10' 2" x 6' 9" (3.10m x 2.06m)

Rear facing, carpeted flooring, wall mounted radiator, ceiling light fitting, built in cupboard for wardrobe space

Bedroom Three 7' 0" x 8' 8" (2.13m x 2.64m)

Rear facing, wall mounted radiator, ceiling light fitting, carpeted flooring

Bathroom 6' 7" x 6' 0" (2.01m x 1.83m)

Front facing, toilet, bathroom suit, bath with panel and shower over, basin, laminate flooring, wall mounted radiator, ceiling light fitting

Front garden

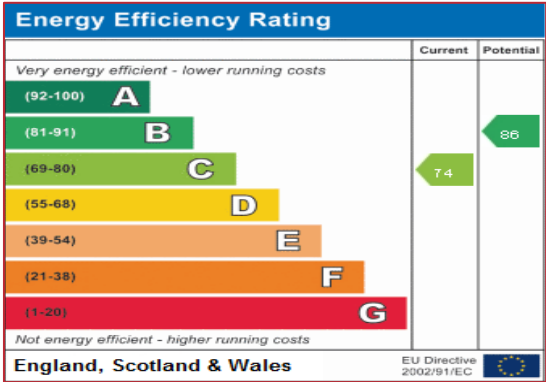
Gate to front garden, grass area, slabbed path leading to front porch

Rear Garden

Patio low maintenance garden area, gate at rear to walk way along back of property

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).



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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