



**humberstones**  
homes

29 HOLLY ROAD, OLDBURY, WEST MIDLANDS, B68 0AU

**Monthly Rental Of £1,400**







### DESCRIPTION

This is extended 4 bedroomed home is available from the beginning of August and comes unfurnished. It is available due to the landlord who currently resides in the property moving abroad. It comprises on the ground floor of a porch, entrance hall, refitted D/S WC, 27ft lounge/dining area, extended fitted kitchen (with integral oven/hob and integrated dishwasher) and a utility room to the side. First floor provides 3 bedrooms and bathroom, and second floor offers super loft conversion with master bedroom and shower room. Outside is a drive at the front providing off road parking, garage and pleasant good sized rear garden. DG & GCH. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details.. EPC rating: D - Council Tax Band: C

### Porch

Double glazed front door with side double glazed panel leading through to :-

### Entrance Hall

Radiator, staircase rising to the first floor, burglar alarm control panel and door leads to :-

### WC

Fitted with a white suite, WC, wash hand basin with cupboard below, lighting

**Through Lounge/Dining Room 27' 2"(max overall and into bay) x 12' 10"(max, dining area) (8.27m x 3.91m)**

Comprising :-

### Lounge Area

Double glazed bay window to the front, radiator, attractive fire surround with hearth housing inset coal effect living flame gas fire.

### Dining Area

Laminated style floor, radiator, double glazed sliding patio door onto the rear garden, further door leads through to :-

**Fitted Kitchen 17' 9"(max) x 9' 0"(max) (5.41m x 2.74m)**

Double glazed windows looking over the rear garden, radiator, base and wall mounted units, rolled top work surface areas, one and a half bowl single drainer sink with mixer tap, integral double electric oven, 4 ring gas hob and cooker hood above, integrated dishwasher, complimentary tiling to the walls, double glazed door to the utility room.

**Utility Room 19' 3" x 6' 3" max (5.86m x 1.90m)**

Having doors to front store and rear garden, belfast sink, plumbing for washing machine, lighting

### Storage Room

Up and over door to front

### First Floor Landing

Double glazed window to the side, staircase rising to the 2nd floor, and doors off to all First Floor Accommodation.

**Bedroom Two 15' 0"(into bay) x 10' 4"(max) (4.57m x 3.15m)**

Double glazed bay window to the front, radiator

**Bedroom Three 12' 1" x 12' 0"(max) (3.68m x 3.65m)**

Double glazed window to the rear and radiator.

**Bedroom Four 6' 8" x 5' 10" (2.03m x 1.78m)**

Double glazed window to the front, radiator.

**Bathroom 8' 5"(max) x 7' 8"(max) (2.56m x 2.34m)**

Double glazed window to the front, double glazed window to the rear, radiator and suite comprising :- Bath with shower over, low level flush wc, pedestal wash handbasin, and complimentary tiling to the walls.

### Second Floor Loft Conversion

Comprising :-

**Bedroom One 12' 4"(max) x 10' 10"(max) (3.76m x 3.30m)**

Double glazed window to the rear providing pleasant outlook over the rear garden. Radiator.

**Shower Room 9' 3" x 5' 2" (2.82m x 1.57m)**

Double glazed window to the rear, radiator, and attractive suite comprising :- Pedestal wash handbasin, low level flush wc, and shower cubicle with screened door, shower fitment and tiling to the walls.

### Front Driveway

Drive providing off road parking and leading to the accommodation.

### Rear Garden

Pleasant good sized rear garden with patio and lawn area.

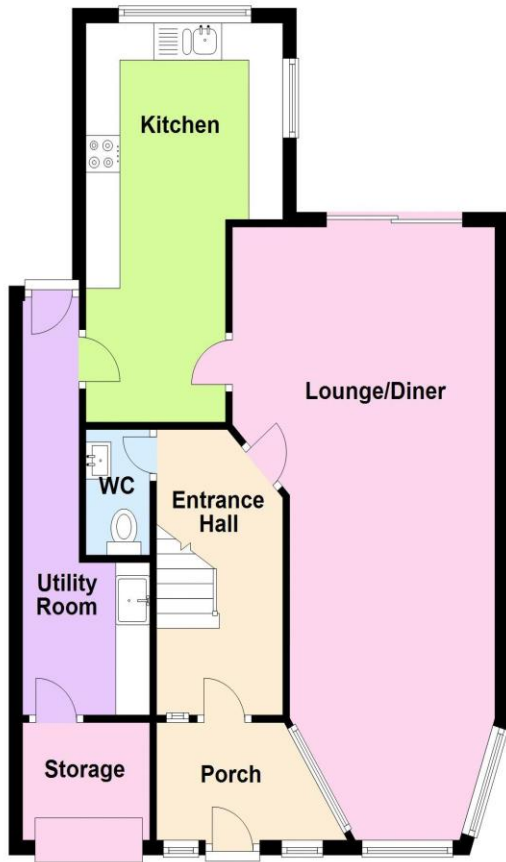
### Holding Deposit & Fees

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



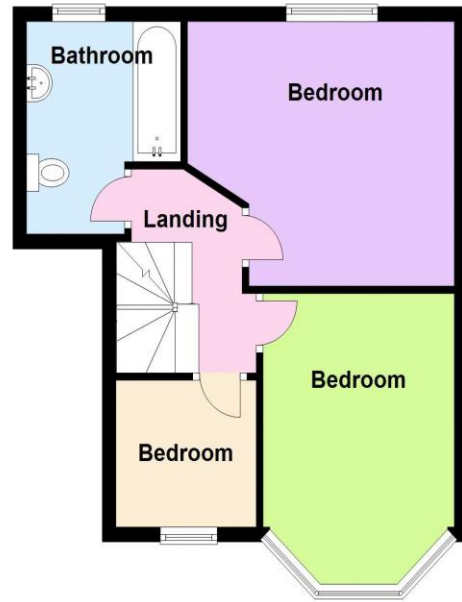
### Ground Floor

Approx. 64.2 sq. metres (691.3 sq. feet)



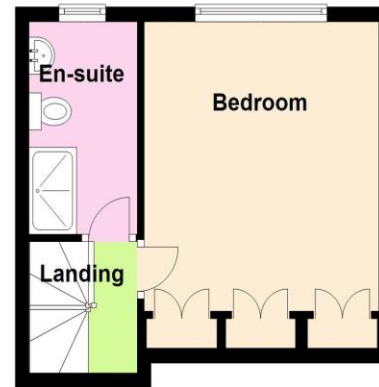
### First Floor

Approx. 38.2 sq. metres (411.6 sq. feet)



### Second Floor

Approx. 23.3 sq. metres (250.4 sq. feet)



Total area: approx. 125.7 sq. metres (1353.2 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>		79	(39-54) <b>E</b>
(21-38) <b>F</b>	55		(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, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			74
			46

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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