



humberstones
homes

4 CEDAR CLOSE, OLDBURY, WEST MIDLANDS, B68 0BA

Monthly Rental Of £875





LOCATION

Cedar Close is situated in a sought after position in Oldbury close to it's borders with Halesowen & Quinton. The property is well positioned for access to local shops & amenities along with excellent bus routes into Birmingham City Centre and motorway access at both junctions 2 & 3 of the M5. The property can be found by turning off the Hagley Road into Perry Hill Road and then right into Cedar Close, then bear to the right where the property can be found on the left hand at the head of the cul-de-sac as indicated by the agent's To Let board.

DESCRIPTION

This refurbished semi-detached home can be found in a private cul-de-sac and comes unfurnished and available now subject to referencing lead times. It comprises on the ground floor of a porch, entrance hall, refitted kitchen, utility room and 26ft lounge diner. On the first floor is a landing, 3 bedrooms & a refitted bathroom with white suite. There are gardens to the front & rear (rear having southerly aspect) and the house benefits from gas central heating & double glazing. There is a garage en-bloc which is available for an extra £25 pcm. **NO STUDENTS, NO SMOKERS NO PETS.** Subject to holding deposit - see our website for more details. Council Tax Band: B - EPC rating: TBC

Patio style doors to Entrance Porch

Ceiling light, composite front door to entrance hall

Entrance Hall

Single panel radiator, pendent ceiling light, stairs to first floor, doors to kitchen/breakfast room & lounge diner.

Kitchen/Breakfast Room 14' 0" x 9' 0" (4.26m x 2.74m)

Front facing, single drainer sink unit, work surfacing with splash tiling, space for cooker (NOT PROVIDED), cooker hood, space for washing machine or dishwasher (NOT PROVIDED), wood laminate flooring, single panel radiator, ceiling light, door to side utility room

Utility Room

26ft in length, work surfaces with floor & wall mounted units, 2 ceiling lights, doors to front & rear

Lounge/Diner 26' 0" x 15' 3" (7.92m x 4.64m)

Rear facing, 2 radiators, understairs cupboard, lights, patio style doors to rear garden

First Floor Landing

Access to roof space, ceiling light, cupboard with boiler, doors to all first floor rooms

Bedroom One 13' 8" x 9' 0" (4.16m x 2.74m)

Rear facing, single panel radiator, ceiling light

Bedroom Two 13' 8" x 9' 0" (4.16m x 2.74m)

Front facing, single panel radiator, ceiling light

Bedroom Three 10' 5" x 5' 10" (3.17m x 1.78m)

Rear facing, double panel radiator, ceiling light

Bathroom 8' 0" x 6' 0" (2.44m x 1.83m)

Front facing, fitted with a brand new white suite, panel bath with shower over & shower screen to side, WC, wash hand basin with double cupboard below, extractor fan, heated towel rail/radiator, ceiling light

Front Garden

To the front is a garden with shrub beds and lawned area, with steps leading to the entrance porch.

Rear Garden

To the rear is an extensive lawned garden with shrub borders, leading to a futher area with shed.

Garage En-Bloc

There is a garage en-bloc which can be made available for an extra £25 per calendar month.

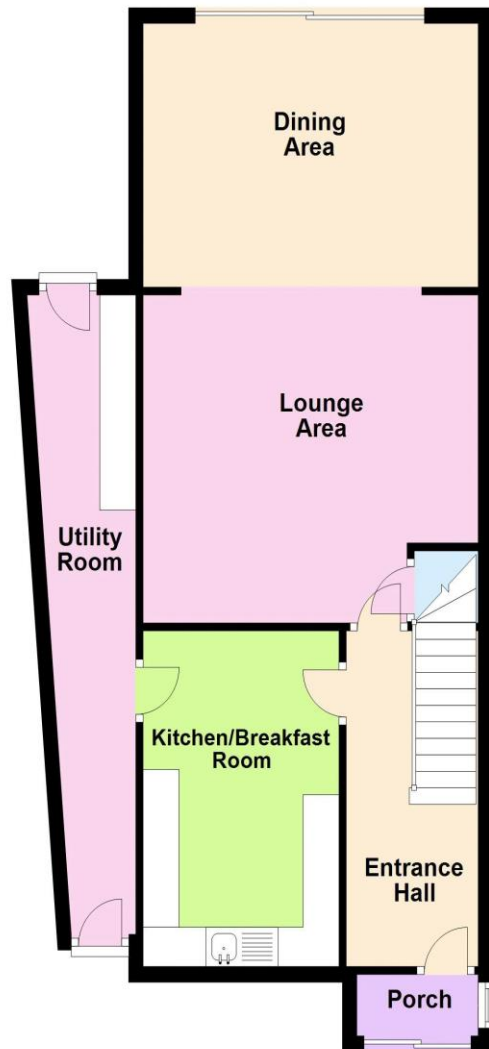
Holding Deposit & Fees

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 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.



Ground Floor

Approx. 67.9 sq. metres (730.7 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 107.6 sq. metres (1158.4 sq. feet)



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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