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homes

FLAT 4, 62, STANMORE ROAD, EDGBASTON, BIRMINGHAM, B16 9TB
£150,000





LOCATION

Stanmore Road can be found just off the Hagley Road in Edgbaston giving excellent access into Birmingham City Centre.

DESCRIPTION

This top floor flat comes part furnished & is available from end of January. It comprises of a communal entrance hall leading to Flat 4. In Flat 4 there is a hallway, lounge, kitchen diner, bathroom & 2 double bedrooms. There is also a door leading to stairs down to the rear garden, The property benefits from gas central heating & UPVC double glazing. Subject to holding deposit - see our website for more details. Council Tax Band: A - EPC rating: C

Communal entrance hall with stairs to the first floor & door to Flat 4

Front door of Flat 4

Having stairs to the hallway. Halfway up the stairs is a small landing with a door that leads to an outside staircase so that tenants have use of the enclosed rear garden.

Hallway

Double panel radiator, pendent ceiling light, doors to lounge, kitchen diner & both bedrooms

Lounge 20' 6" x 15' 2" (6.24m x 4.62m)

Front facing, double panel radiator, pendent ceiling light

Kitchen Diner 18' 8" max x 16' 6" max L-shaped (5.69m x 5.03m)

Rear facing, one & half bowl sink unit, built in oven, 5 ring gas hob & stainless steel cooker hood over, plumbing for washing machine, floor & wall mounted units, fridge freezer, double panel radiator, ceiling light, door to bathroom



Bathroom

Side facing, fitted with a white suite, panel bath with Mira shower & shower screen to side, WC, wash hand basin with cupboard below, fully tiled walls, tiled flooring, heated towel rail/radiator, ceiling light

Bedroom One 17' 5" x 14' 1" max chimney recess (5.30m x 4.29m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Two 15' 4" x 14' 5" (4.67m x 4.39m)

Rear facing, double panel radiator, pendent ceiling light

Rear Garden

To the rear is a communal enclosed garden.

Tenure - Lease Details

The property is leasehold and according to the seller, there are approximately 995 years left on the lease. There is no ground rent, and the annual service charge last year was £840.00. All lease details must be verified by a buyer's solicitor as the agent has not seen sight of the lease.

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.



Top Floor



Energy Performance Certificate

Flat 4, 62, Stanmore Road, BIRMINGHAM, B16 9TB
 Dwelling type: Top-floor flat
 Date of assessment: 28 June 2016
 Date of certificate: 28 June 2016
 Reference number: 0035-6426-4760-2044-0032
 Type of assessment: REPAI existing dwelling
 Total floor area: 114 m²

Use this document for:
 a. Compare current ratings of properties to see which properties are more energy efficient
 b. Compare current ratings of properties and energy by making improvement measures

Estimated energy costs of heating for 3 years:		£ 2,968	
Over 3 years you could save		£ 1,053	
Estimated energy costs of this house			
	Current costs	Potential costs	Potential future savings
Lighting	£ 438 over 3 years	£ 218 over 3 years	You could save £ 1,053 over 3 years
Heating	£ 2,005 over 3 years	£ 1,248 over 3 years	
Hot Water	£ 345 over 3 years	£ 348 over 3 years	
Totals	£ 2,848	£ 1,814	

These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years, under the following assumed conditions. This includes average use for normal residential use, but excludes any additional energy generated by solar panels.

Energy Efficiency Rating

Energy Rating	Current	Potential
Energy Rating	D	B

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 8. The average energy efficiency rating for a dwelling in England and Wales is rated E (rating 69).

The EPC rating shown here is based on standard assumptions and is not a guarantee. It is an estimate only and does not take into account any energy saving measures that you may have in place.

Recommended measure	Estimated cost	Typical savings over 3 years
1. Increase loft insulation to 270 mm	£ 100 - £ 350	£ 16
2. Internal or external wall insulation	£4,000 - £14,000	£ 600
3. Low energy lighting for all fixed outlets	£ 50	£ 100

To find out more about the recommended measures and other actions you could take to save money, visit www.humberstoneshomes.co.uk or call 0121 422 1188 (external national call). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



