



**humberstones**  
homes

41 COLLINS CLOSE, QUINTON, BIRMINGHAM, B32 1BN

**Monthly Rental Of £650**







### LOCATION

The property occupies a pleasant position upon this this popular development, and is handy for local shopping facilities, amenities and bus route, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Spies Lane into Ridgacre Road West, turn right into Jackson Way and second right into Collins Close where the property is situated a distance along on the right hand side as indicated via the agents To Let board.

### DESCRIPTION

This spacious home is available soon (once government restrictions are lifted) & comes unfurnished. It comprises on the ground floor of an entrance hall, lounge & kitchen diner. On the first floor is a landing, 2 double bedrooms & shower room. Outside are gardens to the front and rear. The property benefits from gas convector heaters & UPVC double glazing. NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details. EPC rating: E

#### Entrance Porch

Having ceiling light point and part glazed door to Entrance Hall

#### Entrance Hall

Having stairs to first floor and ceiling light point

#### Lounge 13' 8" into bay x 11' 9" (4.16m x 3.58m)

Front facing, having gas fire and ceiling light point and arch to kitchen diner

#### Kitchen Diner 15' 0" x 10' 4" (4.57m x 3.15m)

Rear facing, fitted with a range of wall and base units having heat resistant work surfaces over, one and a half bowl stainless steel sink, electric oven and hob, space for fridge/freezer, plumbing for automatic washing machine and door to garden

#### First Floor Landing

Having doors to bedrooms and bathroom, airing cupboard housing hot water tank and ceiling light point

#### Bedroom One 11' 9" x 9' 9" (3.58m x 2.97m)

Front facing, having wall mounted gas convector heater, walk in wardrobe and ceiling light point

#### Bedroom Two 12' 10" x 8' 7" (3.91m x 2.61m)

Rear facing having ceiling light point



### Shower Room


Rear facing, having shower cubicle, corner hand basin, low flush WC and three ceiling light points


### Gardens

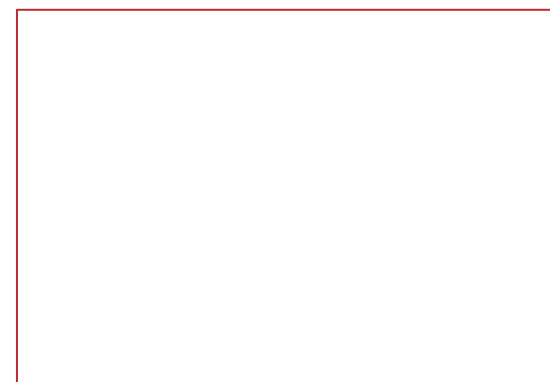
To the front of the property there is a lawned fore garden and to the rear the garden has a sunny aspect, paved patio and predominately laid to lawn

### Holding Deposit & In Tenancy Charges

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>57</b>
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>59</b>
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.



