



humberstones
homes

16 FIRTH DRIVE, HALESOWEN, WEST MIDLANDS, B62 9PH

Monthly Rental Of £825





LOCATION

Firth Drive can be found in the residential area of Halesowen giving access to local amenities, shops & schools and can be located by turning off Halesowen Road into Narrow lane & continue for some distance turning right into Firth Drive where the agent's To Let board indicates the property on the right hand side.

DESCRIPTION

This unfurnished and re-decorated semi detached home is available now & is found in a cul-de-sac position. It comprises on the ground floor of an entrance hall, lounge, kitchen diner, rear lobby & utility room. On the first floor is a landing, 3 bedrooms & a modern bathroom with white suite. There is a driveway to the front giving off road parking & a garden to the rear. The property benefits from gas central heating & UPVC double glazing. NO SMOKERS OR PETS. Subject to holding deposit - see our website for more details. Council tax band: B - EPC rating: D

Entrance Hallway

UPVC front door leads to entrance hall - Laminate flooring, ceiling light point, single panel radiator, stairs to first floor and door to

Lounge 14' 3" max chimney recess x 12' 0" (4.34m x 3.65m)

Front facing. Laminate flooring, double panel radiator, ceiling light point, Feature fire surround with Gas fire. Under stairs storage cupboard and door leading to

Kitchen/Diner 14' 3" x 8' 1" (4.34m x 2.46m)

Rear facing. Vinyl flooring with wall and base units with tiles to splash back areas, Integrated fridge/freezer and dishwasher. Integrated electric oven, gas hob with extractor over. Stainless steel sink and drainer. Double panel radiator, combination gas central heating boiler and ceiling light point. Doorway to utility room and garden.

Utility Room 5' 5" x 3' 2" (1.65m x 0.96m)

Vinyl flooring, single light fitting. Plumbing to washer

First Floor Landing

Ceiling light point, Loft access, doors leading to bedrooms and bathroom

Family Bathroom 7' 7" x 7' 1" (2.31m x 2.16m)

Rear facing. Laminate flooring, tiled walls, white suite comprising of Low flush W/C, Wash hand basin, bath with electric shower over. Heated Towel rail and ceiling light point.

Bedroom One 10' 10" x 9' 8" (3.30m x 2.94m)

Rear facing. Double panel radiator and ceiling light point.

Bedroom Two 11' 7" max recess x 10' 3" (3.53m x 3.12m)

Front facing. Double panel radiator and ceiling light point.

Bedroom Three 9' 3" max x 7' 2" max (2.82m x 2.18m)

Front facing. Double panel radiator and ceiling light point.

Outside

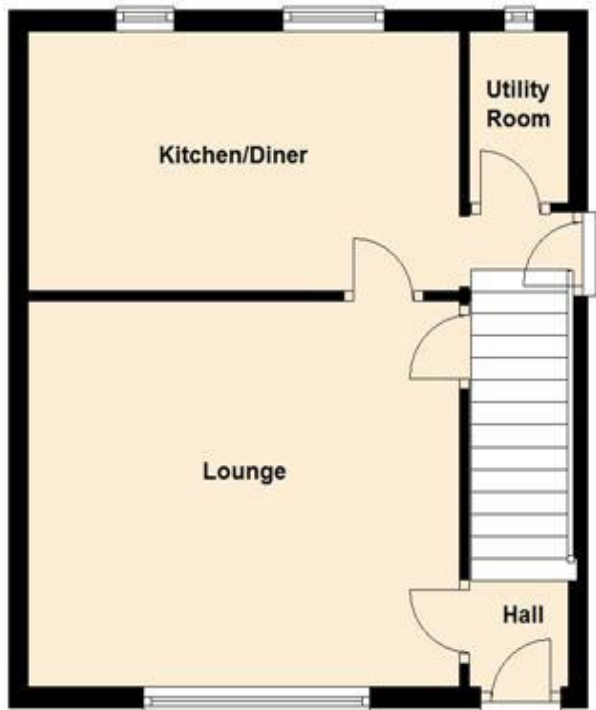
To the front there is a lawned area, gravel driveway for one car and a side gate leading to the rear garden which has a slabbed patio and lawned area with a private aspect.

Holding Deposit & In Tenancy Charges

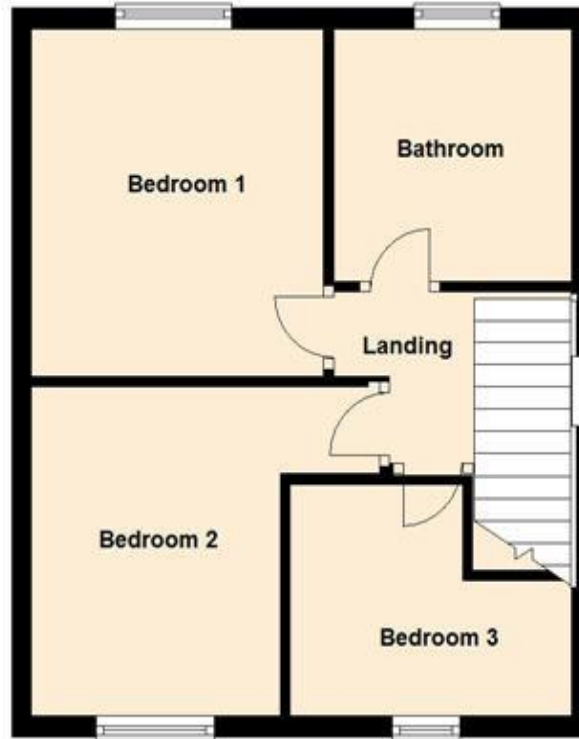
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy 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.



Ground Floor



First Floor



Energy Performance Certificate

16, Fifth Drive, HALESOWEN, B62 8P4
 Dwelling type: Semi-detached house
 Date of assessment: 03 February 2016
 Date of certificate: 03 February 2016
 Reference number: R305-7922-1 000-0347-3006
 Type of assessment: RdSAP existing dwelling
 Total floor area: 74 sq ft

Use this document for:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Compare current ratings of energy and energy by heating improvement measures

Estimated energy costs of heating for 3 years:	£ 2,418
Over 3 years you could save	£ 600

Estimated energy costs of this house		Potential costs	Potential future savings
Lighting	£ 214 over 3 years	£ 144 over 3 years	You could save £ 600 over 3 years
Heating	£ 1,824 over 3 years	£ 1,403 over 3 years	
Hot Water	£ 380 over 3 years	£ 207 over 3 years	
Totals	£ 2,418	£ 1,754	

These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years, based on the national average. This includes average use for running appliances and lighting.

Energy Efficiency Rating

Energy	Current	Potential
Energy	D	C

The graph shows the current energy efficiency of your home. The higher the rating the better your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 9. The average energy efficiency rating for a dwelling in England and Wales is rated D (rating 69).

The EPC rating of your home 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.

Top actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings over 3 years
1. Increase loft insulation to 270 mm	£ 100 - £ 350	£ 210
2. Floor insulation (unupgraded floor)	£ 800 - £ 1,200	£ 120
3. Low energy lighting for all fixed outlets		£ 120

See page 9 for a full list of recommendations for this property.

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Page 1 of 4

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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