





LOCATION

The house can be found in the residential area of Halesowen within walking distance of the town centre with local shops and amenities and is well positioned for public transport with Halesowen bus station close by and motorway links with the M5 junction 3. The property can be found by turning left of the A459 heading towards Halesowen into Dogkennel Lane. The property is situated on the left hand side as indicated by the agents To Let board.

DESCRIPTION

This well presented modern semi-detached home comes unfurnished and is available early April. The accommodation briefly comprises on the ground floor of entrance porch, 25ft lounge/diner and kitchen with fitted appliances. At first floor level there is a landing, 2 double bedrooms with fitted wardrobes, third bedroom and fitted bathroom. To the front there is a driveway with parking for more than one vehicle and access to rear garden which has been landscaped and has southerly aspect. There is a single garage located in a separate block. The property benefits from gas central heating and UPVC double glazing. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: D

Part glazed UPVC door leads to entrance porch

Having wooden flooring, wall light point, cloaks/meter cupboard and glazed panelled door to lounge/diner.

Lounge/Diner 25' 1" max x 16' 0" max L-shaped (7.64m x 4.87m)

Dual aspect, L-shaped room having laminate flooring, feature fire place with electric fire, French doors to garden, 3 double panelled radiators, 2 ceiling light points and door to kitchen.

Kitchen 10' 11" x 7' 9" (3.32m x 2.36m)

Rear facing, having vinyl flooring and is fitted with a range of wall and base units, with heat resistant work surfaces over, courtesy tiling, inset stainless steel sink unit, built in gas oven and hob with chimney canopy over and integrated appliances including dishwasher and fridge (non-repairing basis). There is also a pantry/store, double panelled radiator, ceiling light point and part glazed UPVC door to garden.

First Floor Landing

Having doors to bedrooms and bathroom, access to loft and ceiling light point.

Bedroom One 13' 4" x 9' 9" (4.06m x 2.97m)

Front facing, having fitted furniture, single panelled radiator and ceiling light point.

Bedroom Two 11' 4" x 9' 8" (3.45m x 2.94m)

Rear facing, having fitted wardrobes, single panelled radiator and ceiling light point.

Bedroom Three 8' 1" x 5' 10" (2.46m x 1.78m)

Front facing, having a single panelled radiator, ceiling light point and airing cupboard housing wall mounted combination gas central heating boiler.

Bathroom

Rear facing, having laminate flooring and fitted with white suite comprising pedestal wash hand basin, low flush WC, panelled bath with electric shower over and screen, part tiling to walls and 4 recessed ceiling light points.

Front Garden

To the front of the property there is a block paved driveway providing parking for more than one vehicle, landscaped garden, small store and access to the rear garden.

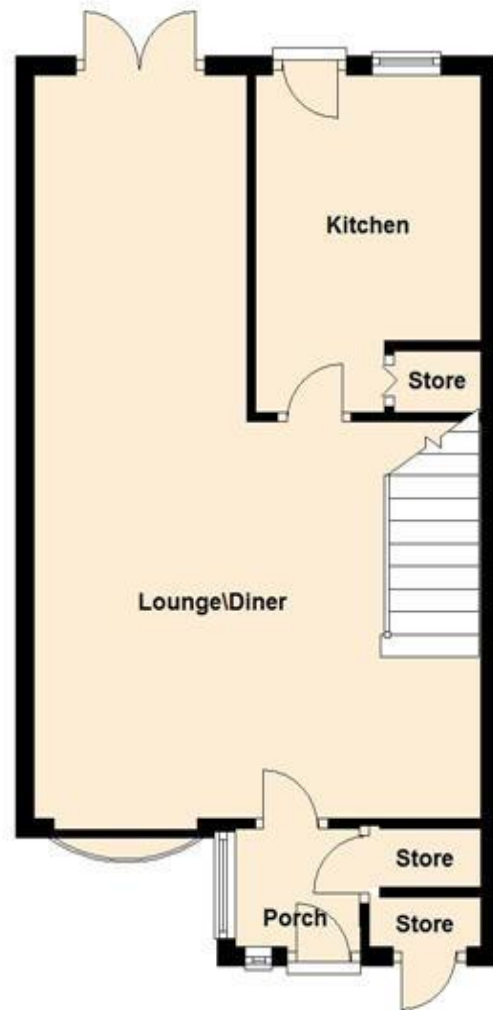
Rear Garden

Having southerly aspect and landscaped with block paved patio with steps leading up to the remainder which is predominantly laid to lawn with herbaceous borders, large wooden shed and rear access to single garage situated in a separate block.

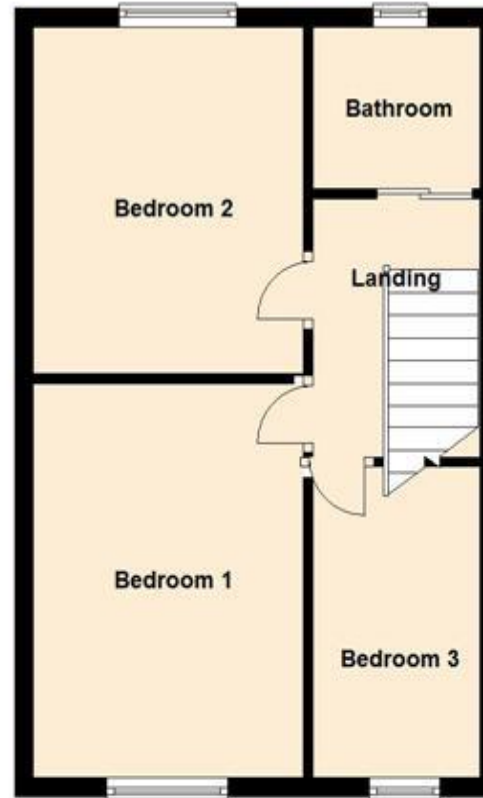
Holding Deposit

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)

Ground Floor



First Floor



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 796 0078 – lettings@humberstoneshomes.co.uk



