





LOCATION

Fleming Road can be found in the residential area of Quinton close to a local Tesco Superstore and Co-op as well as bus routes in Birmingham.

DESCRIPTION

This unfurnished & spacious semi-detached home is available now subject to referencing. It has lots of off road parking to the front and comprises on the ground floor of an entrance porch, entrance hall, lounge, spacious kitchen diner & utility area to the rear. On the first floor is a landing, 3 bedrooms & a modern bathroom with white suite. There is gas central heating & UPVC double glazing fitted. To the front is a large driveway giving lots of off road parking, and to the rear is a south facing lawned garden. NO PETS. Subject to holding deposit - see our website for more details. Council Tax Band: B - EPC rating: C

Patio doors lead to entrance porch

Having UPVC door to entrance hall

Entrance Hall

Single panelled radiator, pendant ceiling light, stairs to first floor, smoke alarm, meter cupboard, doors to lounge and kitchen/diner.

Lounge 14' 3" x 11' 10" (4.34m x 3.60m)

Front facing, pendant ceiling light, double panelled radiator to include 2 leather sofas, tv unit, 2 standard lamps and a coffee table.

Kitchen/Diner 20' 7" x 9' 2" max recess (6.27m x 2.79m)

Rear facing, wall and floor mounted units, double panelled radiator and 2 pendant ceiling lights. Double range stove electric oven and gas top, fitted dishwasher, door to utility.

Utility Room

Side facing, with washing machine, single light fitting, separate door to downstairs WC and door to rear garden.

WC

Having single light fitting and WC

First Floor Landing

Ceiling light, doors to all first floor rooms and access to roof space

Bedroom One 12' 3" x 11' 6" (3.73m x 3.50m)

Front facing, double panelled radiator, single light fitting, fitted wardrobes and chest of drawers.

Bedroom Two 12' 3" x 8' 0" (3.73m x 2.44m)

Rear facing, built in storage, double panelled radiator, single light fitting

Bedroom Three 8' 4" x 8' 1" max (2.54m x 2.46m)

Double double panelled radiator, single light fitting and built in storage cupboard.

Bathroom 8' 0" x 5' 0" (2.44m x 1.52m)

Rear facing, double panelled radiator, single light fitting, white suite, overhead power shower.

Front Garden

To the front of the property is a drive space for several vehicles.

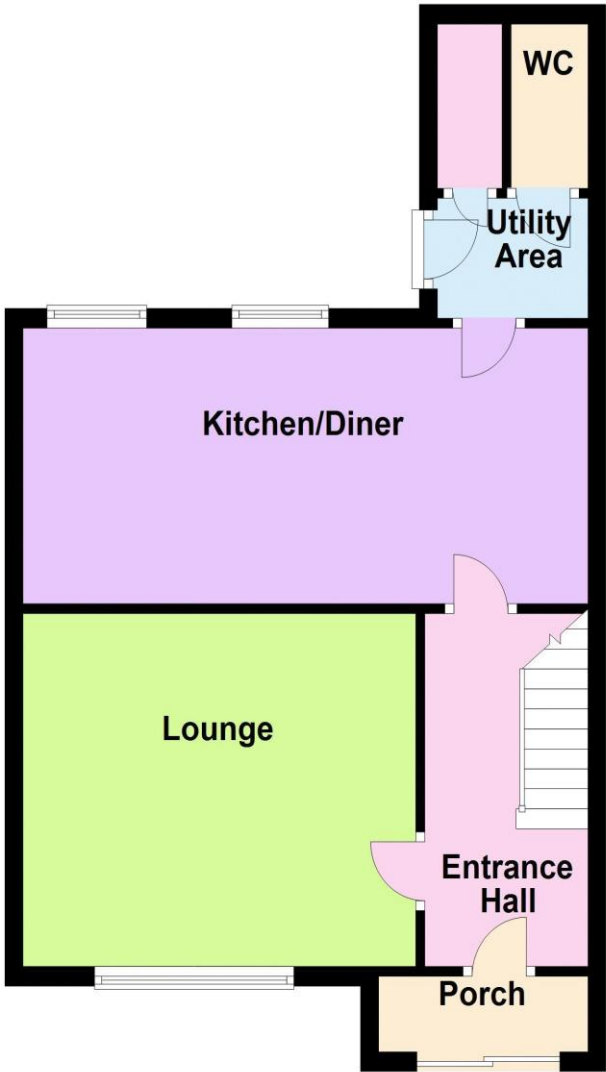
Rear Garden

To the rear of the property is a patio area leading to a lawned secure garden

Holding Deposit & In Tenancy 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. 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




The Ground Floor plan shows a rectangular layout. At the top is a small pink WC and a light blue Utility Area. Below the Utility Area is a large purple Kitchen/Diner. To the left of the Kitchen/Diner is a large green Lounge. To the right of the Lounge is a pink Entrance Hall with a staircase. At the bottom is a small orange Porch. The plan is color-coded: pink for WC, Utility Area, and Entrance Hall; light blue for Kitchen/Diner; green for Lounge; and orange for Porch.

First Floor



The First Floor plan shows a rectangular layout. On the left are two bedrooms: a light blue Bedroom 2 at the top and an orange Bedroom 1 at the bottom. On the right is a pink Bathroom at the top and a pink Bedroom 3 at the bottom. In the center is a green Landing with a staircase. The plan is color-coded: light blue for Bedroom 2; orange for Bedroom 1; pink for Bathroom and Bedroom 3; and green for Landing.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B		86	(81-91) B
(69-80) C	72		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales

Humberstones Homes, 787 Hagley Rd West, B32 1AJ – 0121 796 0078 – lettings@humberstoneshomes.co.uk



