



**humberstones**  
homes

12 HONEYSUCKLE CLOSE, QUINTON, BIRMINGHAM, B32 1RF  
**Monthly Rental Of £825**







#### LOCATION

Head east on Hagley Road West /A458 towards Quinton Island, at Quinton Island take 3rd exit onto Stoney Lane, turn right to stay on Ridgacre Road, turn left onto Highfield Lane, turn right onto Woodridge Avenue, then right onto Honeysuckle Close.

#### DESCRIPTION

This spacious detached home comes unfurnished and is available now. It comprises of porch, entrance hallway with w/c, 2 reception rooms, kitchen with extra utility room, attractive rear garden, three bedrooms and family bathroom, off road parking and garage. The property further benefits from having Gas central heating and double glazing, available immediately. NO STUDENTS - NO PETS. Subject to holding deposit - see our website for more details. EPC rating: C

#### Entrance Hall

Ceiling light, stairs to first floor, doors to lounge, kitchen and WC.

#### Lounge 16'4 max into bay x 10'9

Front facing, single panelled radiator, double panelled radiator, ceiling light, door to dining room

#### Dining Room 10'0 x 9'8

Rear facing, single panelled radiator, pendant ceiling light, UPVC glazed door to rear garden and door to kitchen.

#### Kitchen 10'0 x 10'0

Rear facing, single drainer stainless steel sink unit, work surfacing with splash tiling, built in oven and hob with cooker hood over, floor and wall mounted units, single panelled radiator, ceiling light, door to utility room.

#### Utility Room 10'0 x 5'4

Rear facing, single drainer stainless steel sink unit, work surfacing with splash tiling, floor and wall mounted units, plumbing for automatic washing machine, single panelled radiator, ceiling light, part glazed UPVC door to rear garden.

#### Bedroom One 11'3 max into recess x 10'6

Rear facing, built in double wardrobes with hanging rail and shelving, single panelled radiator, pendant ceiling light, door to en-suite shower room

#### En-Suite Shower Room

Side facing, shower cubicle, low level WC, pedestal wash hand basin, fully tiled walls, single panelled radiator, ceiling light.

#### Bedroom Two 10'0 x 8'9 plus door recess

Front facing, single panelled radiator, pendant ceiling light.

#### Bedroom Three 8'2 x 7'1

Front facing, single panelled radiator, pendant ceiling light.

#### Bathroom

Rear facing, fitted with a panelled bath with Triton shower over, low level WC, pedestal wash hand basin, fully tiled walls, double panelled radiator, ceiling light.

#### Front Garden

To the front of the property is a shrubbed foregarden with paved driveway giving off road parking which in turn leads to the garage.

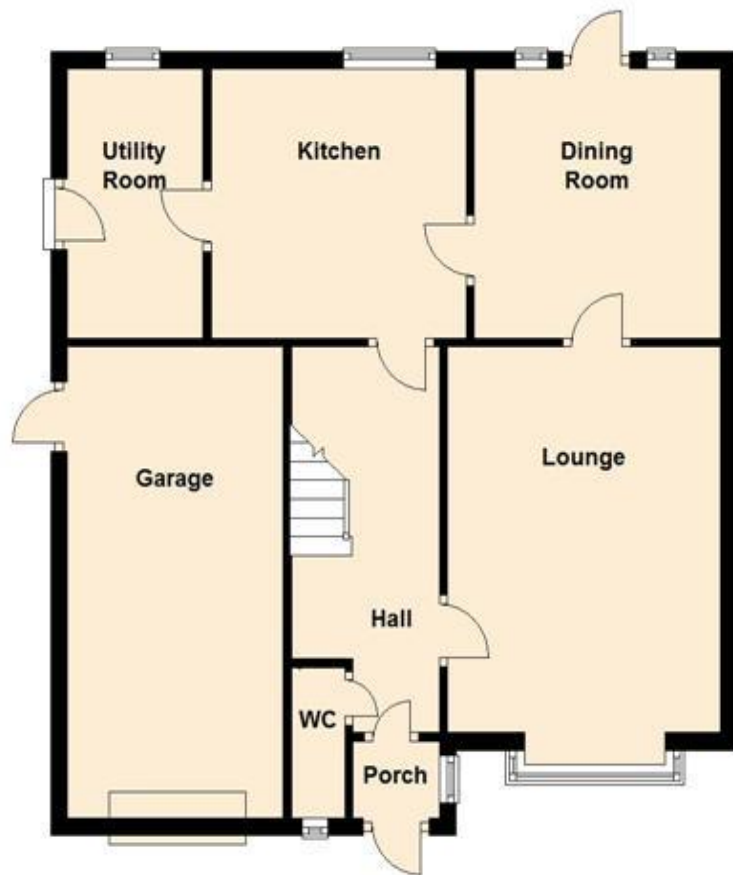
#### Rear Garden

Gated side access leads to the rear garden and to the rear of the property is a paved and shrubbed low maintenance garden with a patio area immediately beyond the property.

#### Holding deposit and 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			
			
12, Honeycastle Close, Quinton, BIRMINGHAM, B32 1RF			
Building type:	Detached house	Reference number:	2432-0001-7250-0007-2000
Date of assessment:	22 October 2013	Type of assessment:	REDAF, existing dwelling
Date of certificate:	23 October 2013	Total floor area:	88 sq ft
Use this document for:			
<ul style="list-style-type: none"><li>Compare current energy costs of properties to see which properties are more energy efficient</li><li>Compare current energy costs and energy by installing improvement measures</li></ul>			
Estimated energy costs of dwelling for 3 years:		£ 1,974	
Over 3 years you could save		£ 300	
Estimated energy costs of this house			
	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 184 over 3 years	You could save £ 300 over 3 years
Heating	£ 1,441 over 3 years	£ 1,320 over 3 years	
Hot Water	£ 188 over 3 years	£ 188 over 3 years	
Total:	£ 1,974		
These figures show how much the average household would spend in this property for heating, lighting and hot water, and in hot water and energy, over the individual household costs. This includes energy use for running appliances and hot water, and includes the energy and security generated by photovoltaics.			
Energy Efficiency Rating			
<p>The graph shows the current energy efficiency of your house.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band E (rating 65).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and only the best energy efficiency is shown for individual properties.</p>			
			
Top actions you can take to save money and make your home more efficient			
Recommended measures		Indicative cost	Typical savings over 3 years
1. Floor insulation		£800 - £1,200	£ 180
2. Low energy lighting for all fixed outlets		£20	£ 135
3. Solar photovoltaic panels, 2.5 kWp		£19,000 - £14,000	£ 690
For more information on the recommended measures and other measures you can take to save money and make your home more efficient, visit the Energy Saving Trust website or call 0800 135 1534 (standard national rate). The Green Deal may enable you to finance your home improvements and spread the cost.			

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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.

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