



**humberstones**  
homes

27 ARTHUR HARRIS CLOSE, SMETHWICK, WEST MIDLANDS, B66 4NX

**Monthly Rental Of £850**



## DESCRIPTION

This modern home has been refurbished throughout with a brand new kitchen, brand new bathroom, new boiler, new carpets & flooring throughout, and repainted throughout. It is available now subject to referencing and comes unfurnished. On the ground floor is an entrance hall, kitchen & 14ft lounge diner. On the first floor is a landing, 2 large bedrooms & a bathroom with white suite & shower. There is a driveway to the front giving off road parking as well as a lawned garden to the rear. The house benefits from UPVC double glazing & gas central heating (new boiler fitted 2023). NO STUDENTS, NO PETS. Subject to holding deposit - see our website for more details. Council Tax Band: B - EPC rating: C

### Entrance Hall

Single panelled radiator, wall mounted central heating thermostat control, under stairs storage cupboard, pendant ceiling light, stairs to first floor, doors to all ground floor rooms.

### Kitchen 10' 4" x 6' 5" (3.15m x 1.95m)

Front facing, single drainer stainless steel sink unit, work surfacing with splash tiling, built in oven and hob with cooker hood over, plumbing for automatic washing machine, floor and wall mounted units, tiled flooring, wall mounted combination boiler, ceiling light.

### Lounge/Diner 14' 0" x 13' 0" (4.26m x 3.96m)

Rear facing, double panelled radiator, pendant ceiling light. UPVC patio doors lead to rear garden.

### First Floor Landing

Access to roof space, pendant ceiling light, storage cupboard and doors to all first floor rooms.

### Bedroom One 11' 6" x 9' 6" plus wardrobe recess (3.50m x 2.89m)

Front facing, walk in wardrobes with hanging rail and shelving, single panelled radiator, pendant ceiling light.

### Bedroom Two 13' 0" x 6' 6" (3.96m x 1.98m)

Rear facing, single panelled radiator, pendant ceiling light.

### Bathroom

Rear facing, fitted with a white suite having panelled bath with Triton shower over, low level WC, pedestal wash hand basin, part tiled walls, tiled flooring, single panelled radiator, ceiling light.

### Front Garden

To the front of the property is a lawned foregarden with two allocated parking spaces.

### Rear Garden

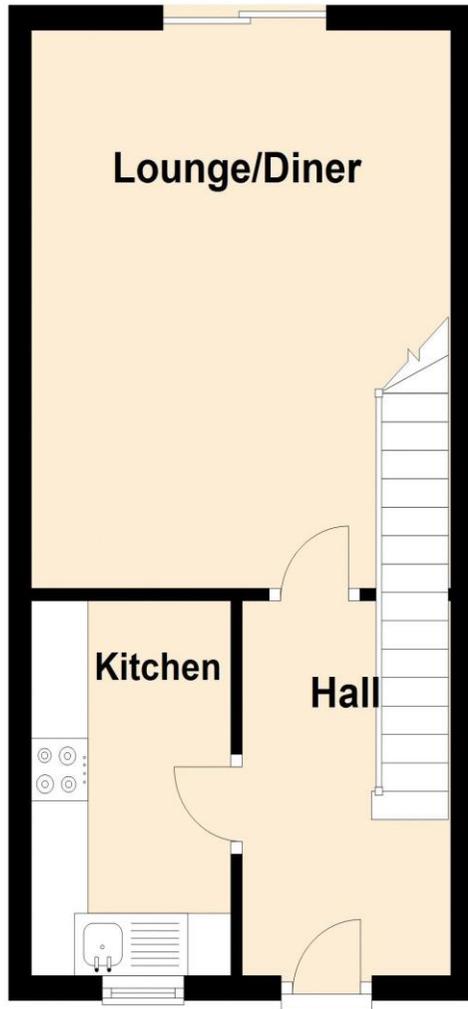
To the rear of the property there is an enclosed fenced garden with lawned area, inset shrub bed and a paved path that leads to the head of the garden and gated rear access.

### Holding Deposit & In Tenancy Fees

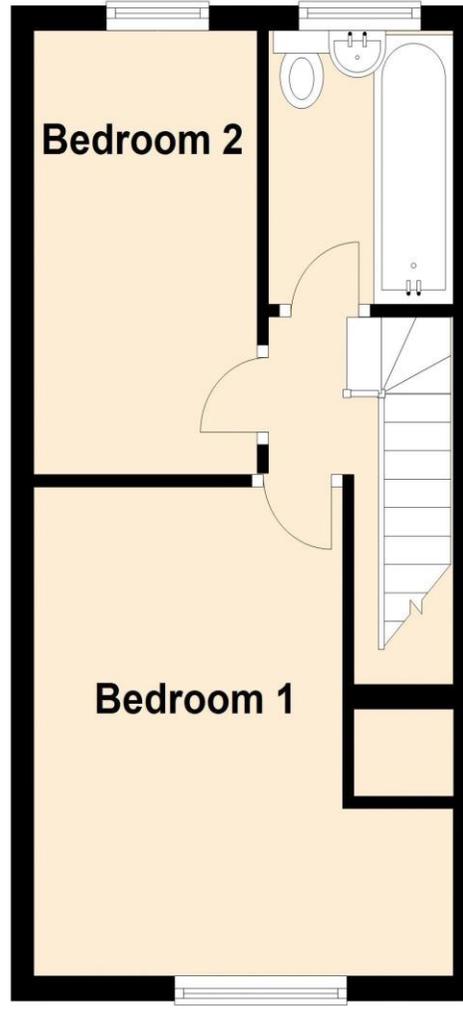
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy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



# First Floor



**Energy Performance Certificate**

27, Arthur Harris Close, SMETHWICK, B36 4NK  
 Dwelling type: Mid-terrace house  
 Date of assessment: 08 March 2014  
 Date of certificate: 08 March 2014  
 Reference number: 1769-2046-7237-2204-0090  
 Type of assessment: EPC/A1 existing dwelling  
 Total floor area: 80 m<sup>2</sup>

Use this document to:

- Compare current energy and energy by heating improvement measures.
- Find out how you can save money and energy by heating improvement measures.

**Estimated energy costs of dwelling for 3 years:** **£ 1,635**  
**Over 3 years you could save** **£ 276**

Estimated energy costs of this house		Potential costs	Potential future savings
	Current costs		
Lighting	£ 186 over 3 years	£ 133 over 3 years	<b>You could save £ 276 over 3 years</b>
Heating	£ 1,044 over 3 years	£ 500 over 3 years	
Hot Water	£ 406 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 1,636</b>	<b>£ 1,386</b>	

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 individual household needs. This includes energy use for running appliances and space heating and hot water, and the electricity generated by photovoltaic panels.

**Energy Efficiency Rating**

Current	Potential

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band E (rating 65). The EPC rating shown here is based on standard assumptions about occupancy and energy use and only does not reflect how energy is consumed by individual households.

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

Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Low energy lighting for all fixed outlets	£50	£ 51	
2. Replace boiler with new condensing boiler	£2,000 - £3,000	£ 320	
3. Solar water heating	£4,000 - £6,000	£ 108	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-efficiency](http://www.gov.uk/energy-efficiency) or call 0800 779 5284 (national toll-free). The Green Deal may enable you to make your home warmer and cheaper to run.

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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ – 0121 796 0078 – [lettings@humberstoneshomes.co.uk](mailto:lettings@humberstoneshomes.co.uk)



