



**humberstones**  
homes

36 STOUR CLOSE, HALESOWEN, WEST MIDLANDS, B63 3QF  
**Monthly Rental Of £750**





### LOCATION

Stour Close can be found in a private residential area being accessible for local amenities including an Asda superstore and buses in Halesowen town centre.

### DESCRIPTION

This well presented & unfurnished first floor apartment which forms part of a development of similar properties and is tucked away at the end of the cul-de-sac, having allocated parking and garage. The initial 12 month tenancy would be available from mid May. The property comprises of a communal entry and stairs to first floor landing, entrance hall, 2 bedrooms, spacious lounge, well proportioned kitchen and bathroom with shower. The property has UPVC double glazing, electric night storage heating as well as a gas fire and gas hob and an intercom entry system. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. Council Tax Band: A - EPC Rating: C

#### Entrance Door

Having doors to all rooms, airing cupboard housing hot water tank, storage cupboard with double doors, night storage heater and ceiling light point.

#### Lounge 15' 11" x 12' 8" (4.85m x 3.86m)

Front facing, having a large picture window, feature fire surround with gas fire and ceiling light point.

#### Kitchen 12' 1" x 9' 4" (3.68m x 2.84m)

Side facing, having vinyl flooring and fitted with a range of wall and base units, with heat resistant work surfaces over, inset stainless steel sink, courtesy tiling, eye level double electric oven, gas hob, plumbing for washing machine, space for fridge freezer and ceiling light point.

#### Bedroom One 12' 8" x 9' 11" max (3.86m x 3.02m)

Side facing, having fitted wardrobes, electric night storage heater and ceiling light point.

#### Bedroom Two 12' 8" x 7' 9" (3.86m x 2.36m)

Dual aspect, having night storage heater and ceiling light point

#### Bathroom 7' 0" x 5' 6" (2.13m x 1.68m)

Side facing, having vinyl flooring, fitted with a white suite comprising panelled bath with electric shower over and shower screen, low flush WC, pedestal wash hand basin, heated towel rail, part tiling to walls and ceiling light point.



### Outside

There is an allocated parking space, communal gardens and single garage.

### Holding Deposit and 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.



## First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of windows, doors and any other items and their position are approximate.

No responsibility is taken for any error, omission or misstatement.

This plan is for illustrative purposes only and should be used as such by any interested party.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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)



