



humberstones
homes

11 HARVEST ROAD, SMETHWICK, WEST MIDLANDS, B67 6NQ

Monthly Rental Of £850





LOCATION

The property is conveniently situated within this established neighbourhood and is handy for local amenities and facilities, whilst the local major road network enables commuting to the surrounding areas. The property can be located, travelling from Bearwood along Abbey Road, turning right into Hurst Road, right into Broadmore Avenue and then left into Harvest Road where the property can be found on the left hand side as indicated by the agents for to let board.

DESCRIPTION

This well presented and completely redecorated home is available now and comes unfurnished. It comprises on the ground floor of an entrance porch, entrance hall, lounge, kitchen and downstairs WC. On the first floor is a landing, 3 bedrooms (with new carpets) and a family bathroom with a white suite. The property benefits from gas central heating and UPVC double glazing. Outside to the front is a driveway giving off road parking, with a lawned garden to the rear. NO PETS. Subject to holding deposit - see our website for more details. Council Tax Band: B - EPC Rating: D

Part glazed UPVC door leads to Entrance Porch

Having tiled floor, 2 ceiling light points and part glazed UPVC door to entrance hall.

Entrance Hall

Having laminate flooring, single panelled radiator, stairs to first floor, ceiling light point and door to lounge.

Lounge 13' 3"max x 13' 2"max (4.04m x 4.01m)

Front Facing - Having feature fireplace with electric fire, laminate flooring, double paneled radiator, under stairs store, 2 wall light points and ceiling light point.

Kitchen 13' 0" x 9' 10" (3.96m x 2.99m)

Rear Facing - Fitted with a range of wall and base units, having heat resistant work surfaces over, courtesy tiling, inset stainless steel sink, built in electric double oven, gas hob with cooker hood over, plumbing for washing machine, space for condensing tumble drier, space for fridge freezer, double paneled radiator, concealed wall mounted combination gas central heating boiler, ceiling light point and part glazed UPVC door to garden.

Downstairs WC

Rear Facing - Having tiled floor and fitted with a low flush WC, hand basin, double panelled radiator and 4 ceiling light points.

First Floor Landing

Having storage cupboard, doors to bedrooms and bathroom and access to loft.

Bedroom One 13' 10"max x 9' 8"max (4.21m x 2.94m)

Front Facing - Having single paneled radiator and ceiling light point.

Bedroom Two 13' 4" x 10' 1" (4.06m x 3.07m)

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

Bedroom Three 8' 2" x 7' 9" (2.49m x 2.36m) (8'10 max) inc stair bulkhead

Having single paneled radiator and ceiling light point.

Bathroom

Rear Facing - Fitted with vinyl flooring, part tiling to walls and fitted with a white suite comprising a paneled bath with electric shower over, low flush WC, pedestal wash hand basin, heated towel rail and 3 recessed ceiling light points.

Front Driveway

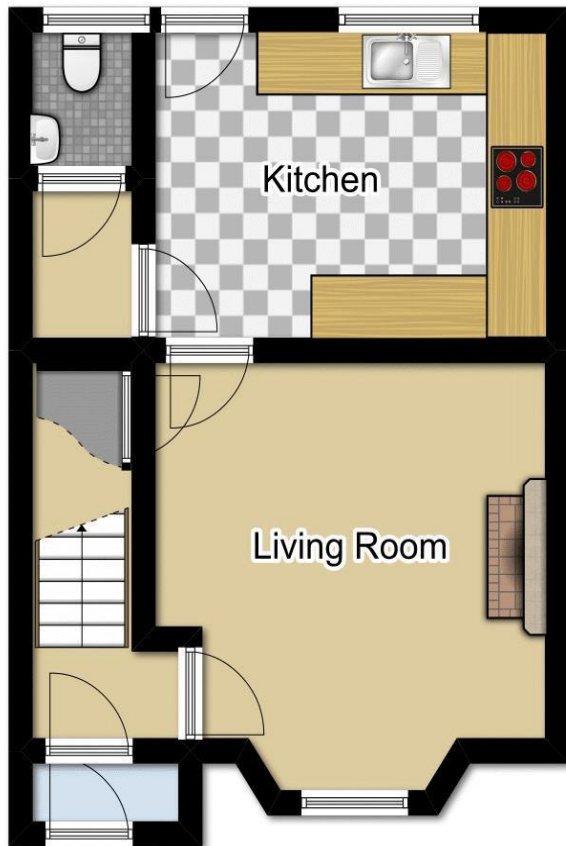
To the front of the property there is paved off road parking for 2 cars and secure side access to the rear garden.

Rear Garden

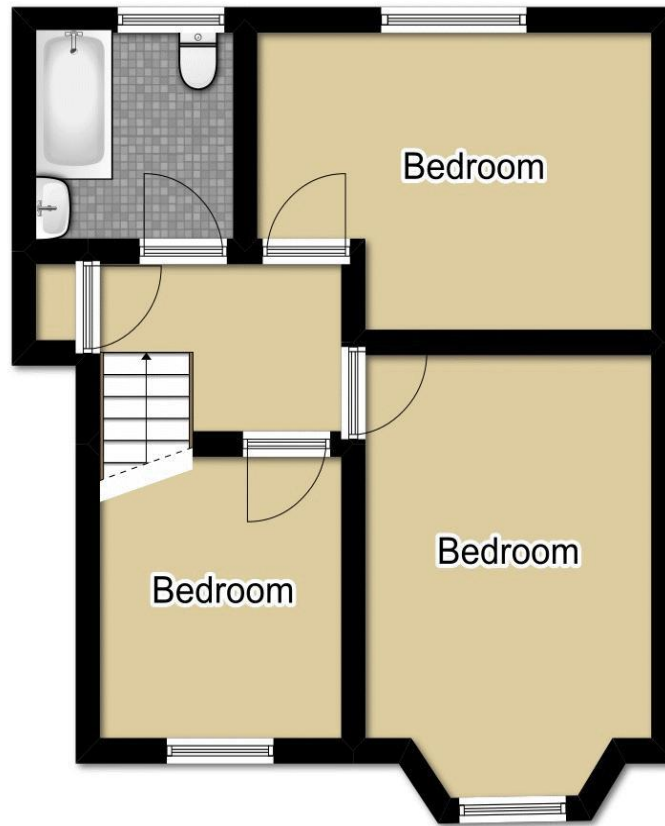
Enclosed having a sunny aspect with large patio area with the remainder being predominantly laid to lawn.

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

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 Performance Certificate

11, Harvest Road, BSMETWICK, B67 6NG
 Dwelling type: Residential house
 Date of assessment: 03 August 2014
 Date of certificate: 03 August 2014

Reference number: 0479-2006-7266-2264-3390
 Type of assessment: EPC/AP existing dwelling
 Total floor area: 76 sq ft

Use this document for:
 - Compare current energy costs of properties to see which properties are more energy efficient
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Estimated energy costs of dwelling for 3 years:	£ 3,039
Over 3 years you could save	£ 1,461

Estimated energy costs of this house		Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 144 over 3 years	You could save £ 1,461 over 3 years
Heating	£ 2,256 over 3 years	£ 1,227 over 3 years	
Hot Water	£ 569 over 3 years	£ 207 over 3 years	
Totals	£ 3,039	£ 1,578	

These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years on an average winter day for individual household fuels. This includes average use for central heating, hot water, lighting and electricity generated by on-site generation.

Energy Efficiency Rating

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 EPC rating shown here is based on standard assumptions about occupancy and energy use and only includes the energy use of individual household appliances and services.

Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £300	£ 183	
2 Internal or external wall insulation	£4,000 - £14,000	£ 774	
3 Floor insulation	£800 - £1,200	£ 201	

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 or call 0800 528 5284 (standard landline cost). The Green Deal may allow you to make your home warmer and cheaper to run.

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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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