







## DESCRIPTION

In a sought after tree lined road in Quinton's "Golden Triangle", sits this unfurnished semi-detached home which is available from the end of November. A new boiler was fitted recently, as well as new carpets to the first floor. It comprises on the ground floor of an entrance porch, hall, lounge area, dining area, kitchen, rear lobby with downstairs WC and leading to the garage. On the first floor is a landing, 3 good sized bedrooms and a bathroom. There is a driveway to the front giving off road parking, and to the rear is a lawned garden with patio area. The property benefits from gas central heating and double glazing. Subject to holding deposit - see our website for more details. Council Tax Band: C - EPC rating: D

### Entrance Porch

Porch glazed UPVC door leads to Entrance Porch - Having tiled floor, wooden floor leading to entrance hallway

### Entrance Hallway

Having single panel radiator, laminate flooring, single light fitting, stairs to first floor, under stairs storage cupboard and doors leading to lounge & kitchen

### Lounge 13' 5" x 10' 10" (4.09m x 3.30m)

Rear facing, brick feature fire surround with hearth mounted gas fire, laminate flooring, single panel radiator, patio doors to rear garden and double doors leading to dining room

### Dining Room 13' 2" x 10' 10" (4.01m x 3.30m)

Front facing, single panelled radiator, 2 wall lights.

### Kitchen 9' 6" x 8' 9" (2.89m x 2.66m)

Rear facing, single drainer sink unit, work surfacing with splash tiling, floor and wall mounted units, freestanding gas oven and hob, tiled effect lino to floor, door to side passage way leading to washroom, downstairs WC and garage.

### First Floor Landing

Side facing window, doors to all first floor rooms

### Bedroom One 14' 2" x 10' 10" (4.31m x 3.30m)

Front facing with fitted wardrobes, single panelled radiator & single light fitting

### Bedroom Two 13' 0" x 10' 10" (3.96m x 3.30m)

Rear facing, with fitted wardrobes, single panelled radiator & single light fitting

### Bedroom Three 9' 0" x 7' 2" (2.74m x 2.18m)

Rear facing, single panelled radiator & single light fitting



### Bathroom

Front facing, fitted with white suite, having bath with shower over, low level WC, wash hand basin, part tiled walls - access to roof space

### Front Garden

To the front of the property is a slabbed driveway giving off road parking, which in turn leads to the garage and having a lawned area to one side.

### Garage

With wooden doors, single light fitting and door to side entrance to house

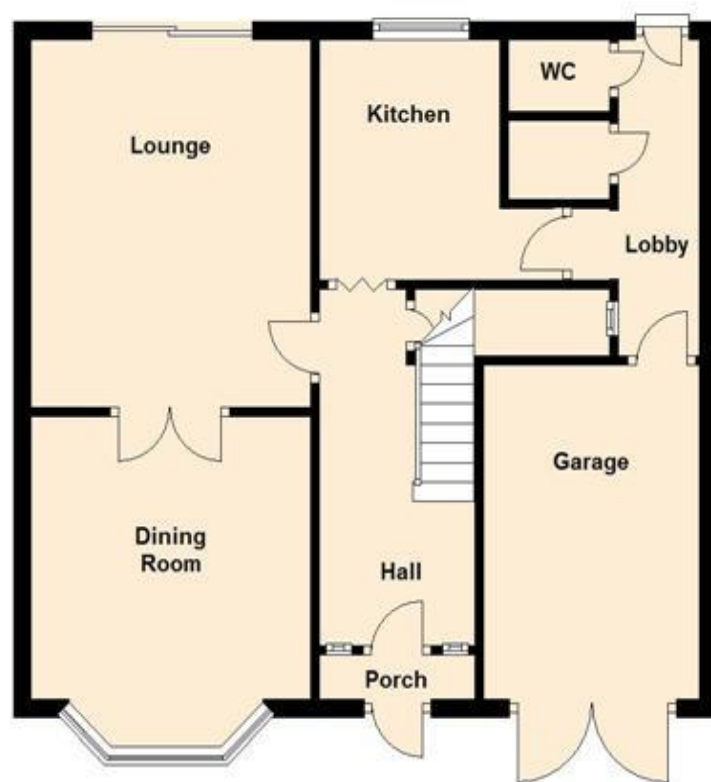
### Rear Garden

To the rear of the property is a patio & lawned area with private aspect

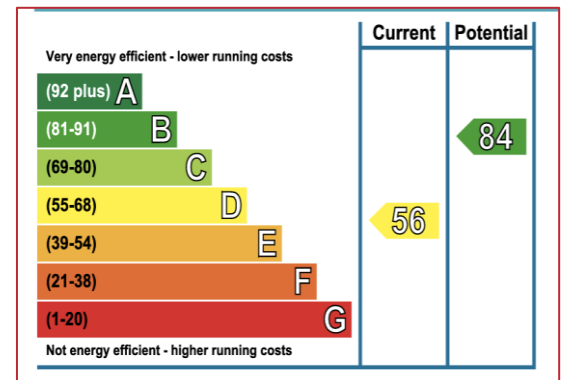
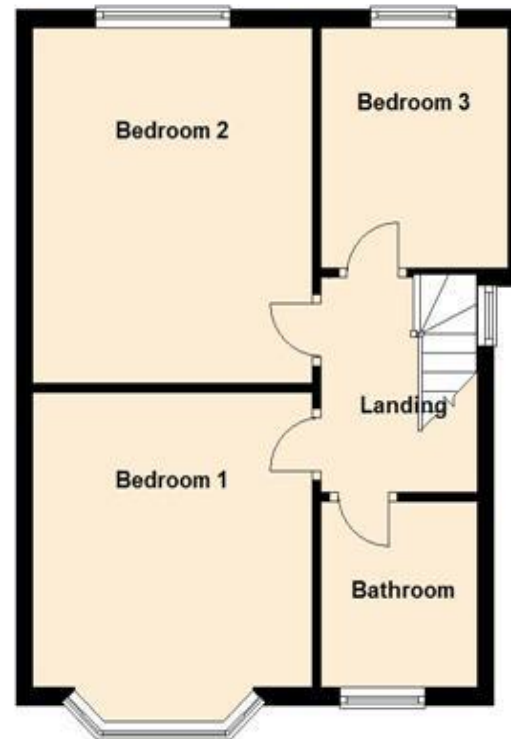
### Holding Deposit & In Tenancy Fees

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

Ground Floor



First Floor



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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