



humberstones
homes

25 PEARTREE LANE, CRADLEY HEATH, WEST MIDLANDS, B64 6EH
Monthly Rental Of £850





LOCATION

Peartree Lane can be found on a modern development close to Old Hill and Cradley Heath. It can be found by turning off Halesowen Road into Beechcroft Road then second left into Peartree Lane where the property can be found on a corner plot position on the left hand side.

DESCRIPTION

This spacious modern detached family home sits on a corner plot position & comes unfurnished. It is available from the beginning of April. The house comprises on the ground floor of an entrance hall, downstairs WC, lounge, dining room, kitchen & utility room. On the first floor is a master bedroom with en-suite shower room, 3 further bedrooms & family bathroom. There is a driveway to the front leading to a garage as well as gardens to the rear. The house benefits from gas central heating & double glazing. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: C

Part glazed door leads to entrance hall

Having laminate flooring, single panelled radiator, under stairs store, coving, ceiling light point, stairs to first floor landing and doors to lounge, kitchen and WC.

Downstairs WC

Front facing, having vinyl flooring and fitted with low flush WC, pedestal wash hand basin with tiled splash backs, single panelled radiator and ceiling light point.

Lounge 17' 9" max x 12' 5" max (5.41m x 3.78m)

Dual aspect, having feature fire place with inset gas fire, three double panel radiators, wood laminate flooring, coving and two ceiling light points.

Dining Room 11' 1" x 9' 0" (3.38m x 2.74m)

Dual Aspect, having laminate flooring, double panelled radiator, coving, ceiling light point and double doors to garden.

Kitchen 9' 0" x 8' 10" (2.74m x 2.69m)

Rear facing, having laminate tiled floor and fitted with a range of wall and base units, having heat resistant work surfaces over, courtesy tiling, inset one and a half bowl sink, built in electric oven and gas hob with cooker hood over, space for counter fridge, plumbing for dishwasher, kick-space heater, ceiling light point.

Utility Room 7' 8" x 5' 9" (2.34m x 1.75m)

Rear facing, having laminate tiled floor, base unit with work surface over and inset stainless steel sink, plumbing for washing machine, space for counter freezer, wall mounted gas central heating boiler, extractor, ceiling light point and doors to rear garden and garage.

Integral Garage 17' 5" x 8' 0" (5.30m x 2.44m)

Having up and over door, power and light.

First Floor Landing

Having access to loft, single panelled radiator, airing cupboard, housing hot water tank, doors to bedrooms and bathroom and ceiling light point.

Bedroom One 16' 3" max x 11' 5" (4.95m x 3.48m)

Dual aspect, having single panelled radiator and ceiling light point.

En-Suite

Front facing, fitted with shower cubicle having mixer shower, sink set into vanity unit, low flush WC, single panelled radiator, extractor and ceiling light point.

Bedroom Two 19' 11" max into recess x 7' 9" (6.07m x 2.36m)

Dual aspect, having two single panelled radiators and ceiling light point.

Bedroom Three 10' 3" x 9' 0" (3.12m x 2.74m)

Side facing, having single panelled radiator and ceiling light point.

Bedroom Four 8' 4" x 5' 10" (2.54m x 1.78m)

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

Family Bathroom

Having vinyl flooring and fitted with suite comprising panelled bath with shower tap, low flush WC, wash hand basin set into vanity unit, part tiling, single panelled radiator, extractor and ceiling light point.

Front Garden

To the front of the property there is a driveway providing off road parking and access to the garage with lawned foregarden adjacent and gated access to the rear.

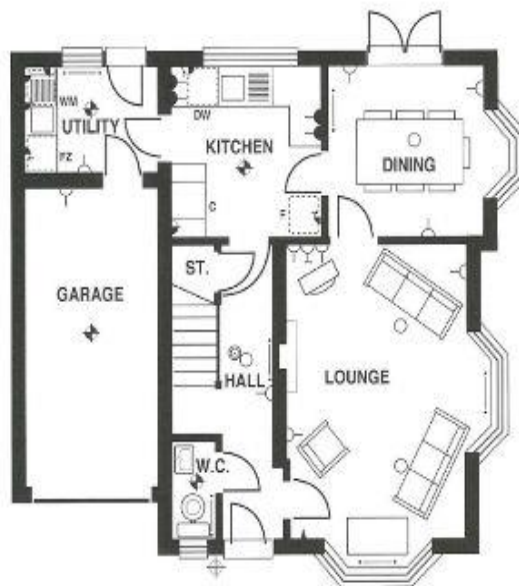
Rear Garden

To the rear of the property there is an enclosed garden with paved patio area with the remainder being predominantly laid to lawn and bounded by established herbaceous borders.

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 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

The HARVINGTON 4 BEDROOM HOME



GROUND FLOOR (Approximate dimensions)

	Imperial	Metric
LOUNGE	17'8" x 12'4" [max]	5.40 x 3.75 [max]
DINING ROOM	11'1" x 9'2" [max]	3.38 x 2.80 [max]
KITCHEN	9'2" x 9'2"	2.80 x 2.80
UTILITY	8'0" x 5'9"	2.45 x 1.75
W.C.	5'5" x 3'0"	1.65 x 0.93
GARAGE	17'1" x 8'0"	5.20 x 2.45



FIRST FLOOR (Approximate dimensions)

	Imperial	Metric
BEDROOM 1	16'6" x 11'8" [max]	5.02 x 3.56 [max]
EN-SUITE (Bed 1)	5'5" x 5'3"	1.65 x 1.65
BEDROOM 2	20'2" x 8'0" [max]	6.15 x 2.45 [max]
BEDROOM 3	12'8" x 9'2" [max]	3.85 x 2.79 [max]
BEDROOM 4	8'6" x 6'1"	2.60 x 1.85
BATHROOM	7'10" x 6'1"	2.40 x 1.87

KEY

- Pendant lamp fitting
- Batten lamp fitting
- Exterior light
- Switched socket outlet
- Double switched socket outlet
- Switched socket outlet above worktop
- Double switched socket outlet above worktop
- Switch above worktop - socket outlet below
- Shower socket
- Telephone outlet point
- T.V. aerial socket
- Smoke detector
- Radiator
- Airing cupboard
- Cooker space
- Dishwasher space
- Refrigerator space
- Fridge freezer space
- Washing machine space

Note: Dimensions should not be used for carpet size, appliance spaces or items of furniture. Purchases of furniture may be of a different size to that indicated.

IMPORTANT NOTICE

These particulars are for illustrative only. We assume a policy of continuous product development and individual features such as windows, doors and electrical materials may vary from time to time. Consequently, it should be noted as general guidance and cannot be relied upon in assessing the details of the property. Matters described by any Order made under the Property Misdescriptions Act 1991. Nor do the contents constitute a contract, part of a contract or a warranty. 9/10



Address: 25 Peartree Lane, CRADLEY HEATH, West Midlands, B64 6EH
RRN: 0459-2815-6589-9301-7301

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(71-80) C		
(61-70) D		
(51-60) E		
(41-50) F		
(31-40) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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



