



humberstones
homes

30 STONEY LANE, QUINTON, BIRMINGHAM, B32 1AN
Monthly Rental Of £975





LOCATION

Stoney Lane can be found in the residential area of Quinton just off the Hagley Road West giving excellent access to local shops, amenities, schools & parks as well as bus routes into Birmingham City Centre.

DESCRIPTION

This link detached family home has been extended and refurbished throughout in the last couple of years. It comes unfurnished and is available from Mid February. The house comprises on the ground floor of an entrance porch, hallway, downstairs WC, lounge, dining room, fitted kitchen with built in appliances, rear lobby and garage. On the first floor is a landing, 3 bedrooms & a refitted shower room. There is a driveway to the front giving off road parking and the house benefits from gas central heating & UPVC double glazing. NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details. EPC Rating: D

Part glazed UPVC door leads to Entrance Porch

Tiled flooring, ceiling light, door to hallway

Hallway

Cloaks cupboard, doors to all downstairs rooms, stairs to first floor, double panel radiator, ceiling light

Lounge 15' 5" max into bay x 12' 6" max into recess (4.70m x 3.81m)

Front facing, double panel radiator, pendent ceiling light

Dining Room 13' 3" x 12' 0" max chimney recess (4.04m x 3.65m)

Rear facing, double panel radiator, pendent ceiling light, UPVC glazed double doors to rear garden

Kitchen 12' 4" x 9' 9" (3.76m x 2.97m)

Rear facing, one & a half bowl sink unit, work surfacing with splash tiling, built in hob with cooker hood over, built in double oven, built in dishwasher, built in washing machine, built in fridge freezer, floor & wall mounted units, tiled flooring, 6 downlighters, single panel radiator, cupboard containing wall mounted Worcester combination boiler. Door to rear lobby

Rear Lobby

Tiled flooring, ceiling light, door to garage and part glazed UPVC door to rear garden

Garage 15' 4" x 8' 3" (4.67m x 2.51m)

Up and over door, power and lighting

First Floor Landing

Side facing window, ceiling light, doors to all first floor rooms

Bedroom One 15' 0" max into bay x 12' 5" (4.57m x 3.78m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Two 13' 3" x 12' 0" (4.04m x 3.65m)

Rear facing, single panel radiator, pendent ceiling light

Bedroom Three 8' 0" x 6' 8" (2.44m x 2.03m)

Front facing, single panel radiator, pendent ceiling light

Shower Room 9' 9" x 7' 0" (2.97m x 2.13m)

Rear facing, fitted with a white suite, shower cubicle, wash hand basin, WC, tiled flooring, fully tiled walls, 5 downlighters, access to roof space

Front Garden

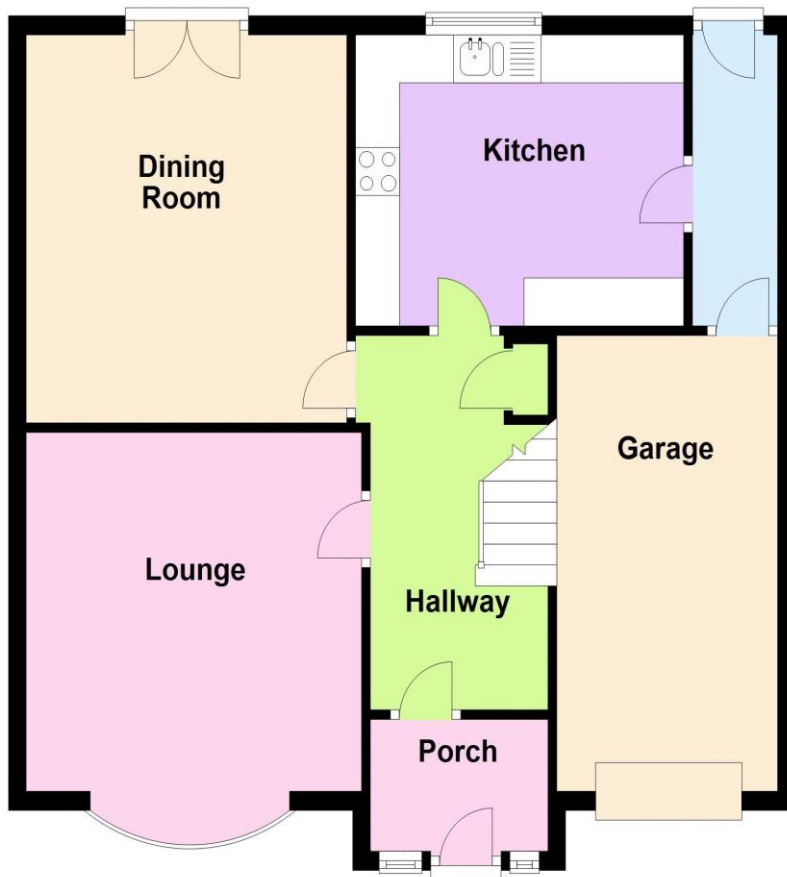
To the front is a foregarden with a driveway giving off road parking.

Holding Deposit & In Tenancy Charges

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.

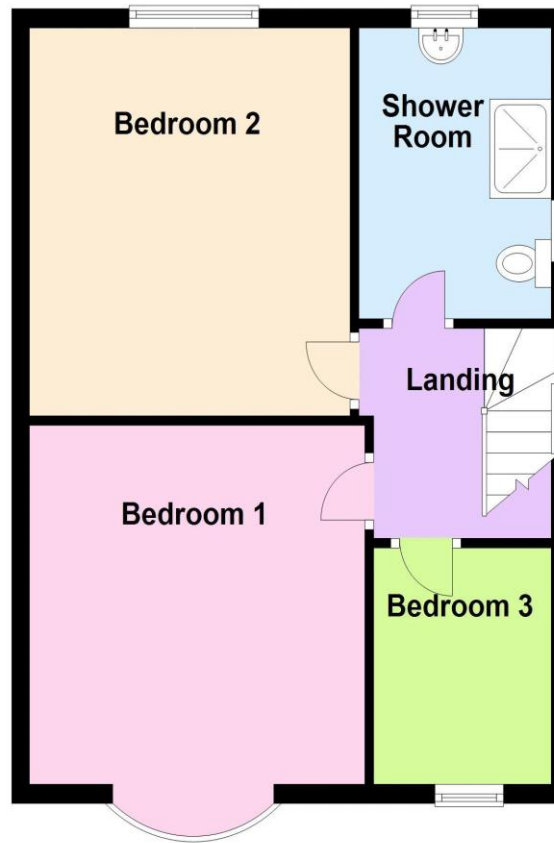
Ground Floor

Approx. 68.9 sq. metres (742.1 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.4 sq. feet)



Energy Rating

Most energy efficient - lower running costs

(92 plus) **A**

(81 - 91) **B**

(69 - 80) **C**

(55 - 68) **D**

(39 - 54) **E**

(21 - 38) **F**

(1 - 20) **G**

Not energy efficient - higher running costs

CURRENT

POTENTIAL

82

64



