



3 MALVERN ROAD, OLDBURY, WEST MIDLANDS, B68 0HY
Monthly Rental Of £675





LOCATION

This property can be found in the residential area of Oldbury giving excellent access to local shops, schools & amenities including a Co-Op Store and bus routes. Malvern Road can be found off Queensway as indicated by the agent's To Let board.

DESCRIPTION

This well presented & unfurnished terraced property is available from early November and comprises on the ground floor of an entrance hall, lounge, dining room, fitted kitchen & utility/store room. On the first floor is a landing, 3 bedrooms & a modern fitted bathroom with electric shower & separate WC. There are lawned gardens to the front & rear & it 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: C

Entrance Hall

Part UPVC glazed door, double panel radiator, stairs to first floor landing, doors to lounge and dining room and ceiling light point, smoke detector, laminate floor in hall, stairs to carpet.

Dining Room 10' 2 minimum plus chimney recess x 9' 6

Front facing, having fire surround, double panel radiator, ceiling light point, laminate floor.

Lounge 14' 2 min plus chimney recess x 11'3 max

Rear facing, having feature fire place, double panel radiator, ceiling light point, laminate floor.

Kitchen 9'3 x 8'2

Rear facing, newly fitted with wall and base units having stainless steel sink with work surfaces over, double panel radiator, ceiling light point, door to garden and side entrance/store, integrated cooker/hob and overhead extractor, laminate floor, door to rear garden

Utility/Store Room 9'6 x 5'10

Having door to front, double panel radiator, ceiling light point and under stairs recess, laminate floor and a work top and wall unit, plumbing for washing machine.

First Floor Landing

Doors to bedrooms, shower room and separate WC, walk-in cupboard, airing cupboard and access to loft space and ceiling light point

Bedroom One 14'4 x 9'7

Front facing, having double panel radiator, and ceiling light point

Bedroom Two 11'8 x 9'1

Rear facing, having double panel radiator and ceiling light point, built in cupboard with wall mounted Vaillant combination gas central heating boiler

Bedroom Three 9'7 x 5'11 min plus 3'5 recess inc stair bulkhead

Front facing, double panelled radiator, ceiling light point.

Shower/Wet Room

Rear facing, wash hand basin, white bath with Triton Safeguard electric shower, part tiling to walls, double panelled radiator, 4 spot lights to ceiling, laminate floor.

Separate WC

Rear facing, having low flush w.c and 2 spot lights, laminate floor.

Front Garden

The property is set back behind a small lawned foregarden with hedge and paved pathway to front door.

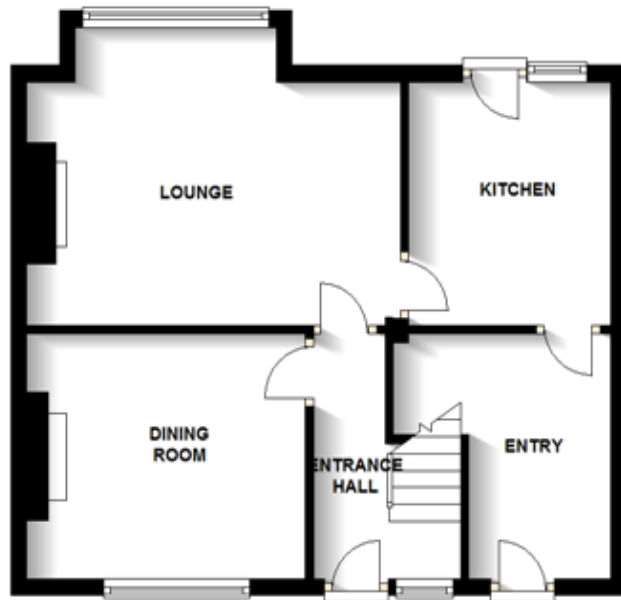
Rear Garden

To the rear of the property is an enclosed garden with southerly aspect having block paved patio area, and the remainder being predominantly laid to lawn with gate to parking area beyond.

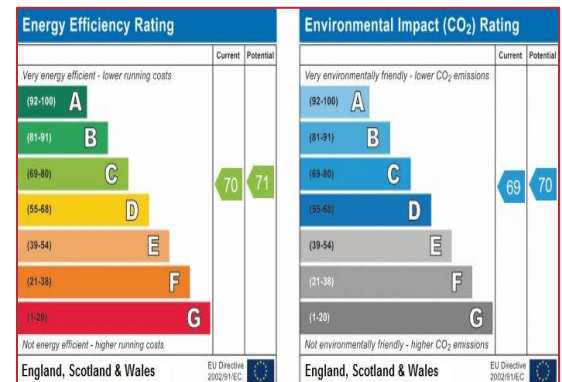
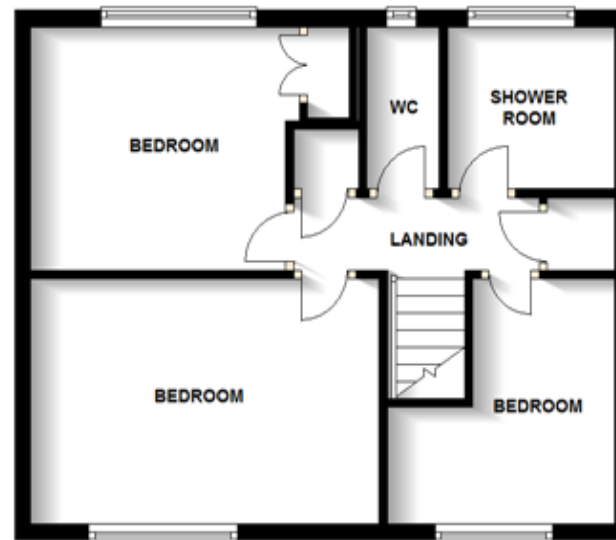
Holding Deposit & Fees

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-

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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