



**humberstones**  
homes

43 DUNSFORD ROAD, SMETHWICK, WEST MIDLANDS, B66 4EH

**Monthly Rental Of £625**





#### LOCATION

The property occupies a pleasant position within this popular, convenient neighbourhood, and is handy for local shopping facilities/amenities, whilst the local major road network enables commuting to Birmingham City Centre and further to the surrounding areas. It can be found by turning off Bearwood Road into Dunsford Road with number 43 on the left hand side as indicated by the agent's To Let board.

#### DESCRIPTION

The property is a well presented traditional style terrace, which comes unfurnished and is available soon (once government restrictions are lifted). It comprises on the ground floor of an entrance hall, lounge/dining room & kitchen. On the first floor is a landing, two double bedrooms & a bathroom with separate shower. Externally there is an enclosed garden to rear. The property has complete UPVC double glazing & gas central heating fitted. NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details. EPC rating: D .

**Part glazed door leads to Entrance Hall which in turn leads to:**

#### Lounge/Dining Room 25' 9" max x 12' 10" max (7.84m x 3.91m)

Dual Aspect - Having two feature fireplaces (not in use), stripped wooden flooring, two double panel radiators, two ceiling light points and door to Inner Hallway.

#### Inner Hallway

Having tiled floor, under stairs store, stairs to first floor landing, ceiling light point and door to Kitchen.

#### Kitchen 10' 5" x 7' 4" (3.17m x 2.23m)

Side Facing - Having tiled floor and fitted with wall and base units with work surfaces over, courtesy tiling, inset sink unit, built in electric oven with gas hob over and chimney canopy above, plumbing for washing machine, space for fridge freezer, single panel radiator, ceiling light point and UPVC door to garden.

#### First Floor Landing

Side Facing - Having doors to bedrooms and bathroom, single panel radiator, two ceiling light points and access to loft space.

#### Bedroom One 12' 11" x 11' 3" (3.93m x 3.43m)

Front Facing - Having feature fireplace (not in use), single panel radiator and ceiling light point.



#### Bedroom Two 12' 2" x 10' 0" Max (3.71m x 3.05m)

Rear Facing - Having fitted wardrobes, single panel radiator and ceiling light point.

#### Bathroom 11' 4" x 7' 4" (3.45m x 2.23m)

Side Facing - Having laminate flooring and fitted with white suite comprising, panelled bath, corner shower cubicle with electric shower, low flush wc, pedestal wash hand basin, part tiling to walls, single panel radiator, ceiling light point and airing cupboard housing wall mounted combination gas central heating boiler.

#### Front Garden

Having gravelled frontage and paved pathway to front door.

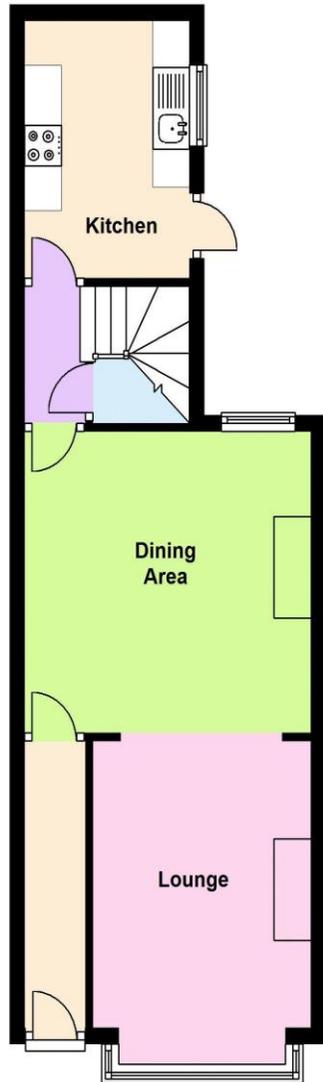
#### Rear Garden

Enclosed garden with paved patio area the remainder being predominantly laid to lawn with herbaceous borders and rear pedestrian access.

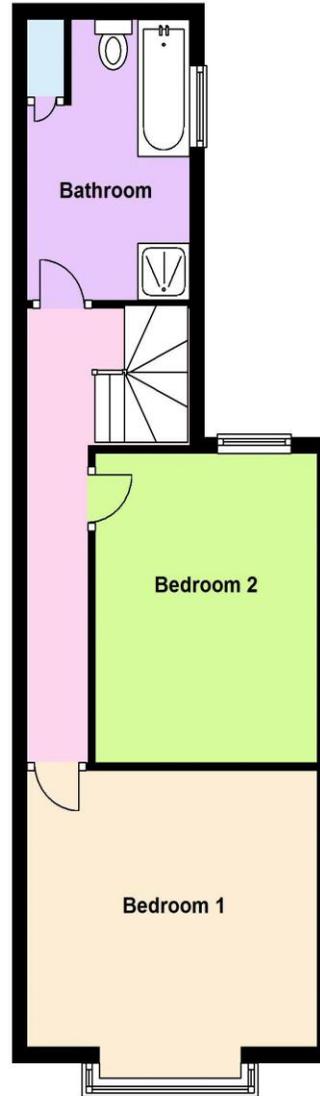
#### Holding Deposit & In Tenancy Charges

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



First Floor



**Energy Performance Certificate**

35, Extradale House  
2522, Yorkville  
B88 4EJ

Download type: Mid terrace house  
Date of assessment: 15 December 2018  
Date of certificate: 18 December 2018  
Total floor area (sq. m): 70.2 (68.6) (37.6) (20.9)

The home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
D	B	F	D

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	316 kWh per year	243 kWh per year
Carbon dioxide emissions	4.3 tonnes per year	3.3 tonnes per year
Lighting	£50 per year	£37 per year
Heating	£23.1 per year	£20 per year
Fuel costs	£73 per year	£57 per year

Based on standard assumptions about occupancy, heating, hot water and general appliance use, the above table provides an indication of your likely energy use and carbon dioxide emissions. However, your actual energy use and carbon dioxide emissions may vary due to your own habits, the weather, the condition of your home and the type of fuel used. The above table only takes into account the cost of fuel and not any associated network, maintenance or safety expenditure. This certificate uses standard assumptions about occupancy, heating, hot water and general appliance use. The above table provides an indication of your likely energy use and carbon dioxide emissions. To improve the rating of the home, the table impact if you on the environment.

To see how this home can improve its potential rating please see the recommended measures.

This certificate and energy rating of the dwelling in this EPC may be given to EPC to provide information on the energy performance of the dwelling to prospective buyers.

For advice on how to have better used to find out about offers available to help make your home more energy efficient visit [www.eepc.org.uk](http://www.eepc.org.uk) or visit [www.energyperformance.org.uk](http://www.energyperformance.org.uk)

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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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ – 0121 796 0078 – [lettings@humberstoneshomes.co.uk](mailto:lettings@humberstoneshomes.co.uk)



