





### LOCATION

21a St Marys Road can be found in the residential area of Bearwood close to Bearwood High Street, Hagley Road West and gives access to local shops and businesses, bus routes into Birmingham city centre and motorway access at both junctions 2 and 3 of the M5. The property can be found by turning off Bearwood High Street into St Marys Road and continue along here where the property can be found on the left hand side as indicated by the agents To Let board.

### DESCRIPTION

This unfurnished property is an immaculately presented and self-contained split level flat with parking off road to the rear & available at the end of August, comprising on the ground floor of an entrance hall, and on the first floor there is a landing, lounge, bedroom 2 and a refitted breakfast kitchen. On the second floor there is a master bedroom and a refitted bathroom. NO PETS - NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: D

### Ground Floor

Front Door Leads to Entrance Hall with stairs that lead to the first floor landing.

### First Floor Landing

Front facing window, single panelled radiator, pendant ceiling light, doors to lounge, breakfast kitchen and bedroom 2 and stairs that lead to the second floor.

### Lounge 14' 0" x 11' 8" (4.26m x 3.55m)

Front and side facing, double panelled radiator, pendant ceiling light.

### Breakfast Kitchen 26' 0" max x 7' 0" (7.92m x 2.13m)

1 1/2 bowl stainless steel sink unit, work surfacing with splash tiling, floor and wall mounted units, plumbing for automatic washing machine, double panelled radiator, built in oven and hob with cooker hood over, 4 downlighters.

### Bedroom Two 10' 10" x 10' 1" (3.30m x 3.07m)

Side facing, double panelled radiator, pendant ceiling light.

### Second Floor Landing

Having pendant ceiling light and doors to bedroom 1 and the bathroom.

### Bedroom One 13' 8" x 11' 9" (4.16m x 3.58m)

Side facing, double panelled radiator, downlighters.

### Bathroom

Side facing, fitted with a shower cubicle, roll top bath, low level WC, pedestal wash hand basin, wall mounted boiler, single panelled radiator, 2 wall light points.

### Outside

There is a small courtyard to the front of the property.

### Holding Deposit & 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 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.







Energy Performance Certificate			
21a St. Marys Road, SMETHWICK, B67 5DG			
Dwelling type:	Top-floor flat	Reference number:	R010-7422-4010-4111-0002
Date of assessment:	19 December 2015	Type of assessment:	REDAF, existing dwelling
Date of certificate:	24 December 2015	Total floor area:	63 sqm
Use this document for:			
• Compare current energy costs of properties to see which properties are more energy efficient			
• Find out how and how much energy and money by installing improvement measures			
Estimated energy costs of dwelling for 3 years:		£ 2,403	
Over 3 years you could save		£ 597	
Estimated energy costs of this house			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 134 over 3 years	£ 88 over 3 years
Heating	£ 1,800 over 3 years	£ 1,380 over 3 years	£ 420 over 3 years
Hot Water	£ 248 over 3 years	£ 248 over 3 years	£ 0 over 3 years
<b>Totals</b>	<b>£ 2,403</b>	<b>£ 1,800</b>	<b>£ 603</b>
These figures show how much the average household would spend in this property for heating, lighting and hot water. They exclude energy use for running appliances like TVs, computers and clocks, and any electricity generated at the property.			
Energy Efficiency Rating			
The graph shows the current energy efficiency of your house. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 6. The average energy efficiency rating for a dwelling in England and Wales is based on rating G.			
Top actions you can take to save money and make your house more efficient			
Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 512	Yes
2. Low energy lighting for all fixed outlets	£600	£ 76	Yes
© Crown Copyright. Reproduced by permission of Ordnance Survey. All rights reserved. The Green Deal may allow you to make energy efficient improvements and other devices that can help you to save money. Visit <a href="http://www.green-deal.co.uk">www.green-deal.co.uk</a> for more information.			

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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