



humberstones
homes

73 FARADAY AVENUE, QUINTON, BIRMINGHAM, B32 1LU

Monthly Rental Of £725





LOCATION

The house can be found in the residential area of Quinton giving access to local shops and businesses, Tesco superstore, bus routes into Birmingham and motorway access at junction 3 of the M5. The property can be found by turning left off Quinton Road West into Hopedale Road then right into Pitman Road and left into Faraday Avenue where the property can be found on the left hand side as indicated by the agents To Let board.

DESCRIPTION

This spacious & well presented semi-detached home comes unfurnished and will be available from November. The accommodation briefly comprises on the ground floor of an entrance porch, entrance hall, lounge, refitted kitchen/diner, utility room and downstairs WC. On the first floor there is a landing, three well proportioned bedrooms and bathroom. To the front of the property there is a block paved frontage and to the rear is a lawned garden. The property also benefits from gas central heating (new combi boiler) and majority double glazing. NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details. EPC rating: C

Part glazed door leading to Entrance Porch

Having tiled floor and wall light point and door to Entrance Hall

Entrance Hall

Having meter cupboard, single panel radiator, under stairs recess, doors to lounge and kitchen, ceiling light point and stairs to first floor landing.

Lounge 14' 4" x 11' 9" (4.37m x 3.58m)

Front Facing - Having feature fire surround, double panel radiator, and ceiling light point and door to Kitchen/Diner.

Kitchen/Diner 20' 8" x 9' 4" (6.29m x 2.84m)

Rear Facing - Having vinyl flooring and refitted with range of wall and base units having work surfaces over, courtesy tiling, inset stainless steel sink, built in electric oven and hob over, space for under counter fridge, single panel radiator, concealed wall mounted combination gas central heating boiler, extractor, eight recessed ceiling lights and doors to Entrance Hall and Utility.

Utility Room

Having space for fridge freezer, plumbing for washing machine, space for condensing tumble dryer, two wall light points and doors to downstairs wc and rear garden.

Downstairs WC

Fitted with low flush wc and wall light point.

First Floor Landing

Having access to loft (housing hot water tank) ceiling light point and doors to bedrooms and bathroom.

Bedroom One 12' 5" x 11' 7" (3.78m x 3.53m)

Front Facing - Having double panel radiator, built in wardrobe and ceiling light point.

Bedroom Two 12' 5" x 7' 11" (3.78m x 2.41m)

Rear Facing - Having double panel radiator, two built in wardrobes and ceiling light point.

Bedroom 3 8' 0" x 8' 0" (2.44m x 2.44m)

Front Facing - Having built in wardrobe over stair bulkhead, double panel radiator and ceiling light point.

Bathroom

Rear Facing - Having vinyl flooring, tiling to walls and refitted with white suite comprising, paneled bath with mixer shower over, low flush wc, pedestal wash hand basin, single panel radiator and two recessed ceiling lights.

Front Garden

There is a block paved frontage and small herbaceous borders and gate to rear garden.

Rear Garden

Having patio area the remainder being predominantly laid to lawn with mature bushes shrubs and trees.

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-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.

