



**humberstones**  
homes

419 QUINTON ROAD WEST, QUINTON, BIRMINGHAM, B32 1QH

**Monthly Rental Of £825**







#### LOCATION

The house can be found in the residential area of Quinton close to local schools & amenities, a Tesco Superstore, bus routes into Birmingham, and motorway access at junction 3 of the M5. The property can be found by leaving the agent's office and turning right onto the Hagley Road West, right at the roundabout onto Stoney Lane and right at the following roundabout onto Quinton Road West where the property can be found on the left hand side as indicated by the agent's 'To Let' board.

#### DESCRIPTION

This spacious mid terraced unfurnished home which has just been refurbished throughout to a very good standard and is available from mid April. The accommodation briefly comprises on the ground floor of an entrance porch, entrance hall, lounge, refitted kitchen/diner and downstairs WC. On the first floor there is a landing, three well proportioned bedrooms and new bathroom. To the front of the property there is on street parking and to the rear a patio and garden. The property benefits from gas central heating (new combi boiler) and UPVC double glazing. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: E

#### Part glazed upvc door leads to Entrance Porch

Having tiled floor, ceiling light point and part glazed wooden door to entrance hall.

#### Entrance Hall

Having tiled flooring, under stairs store, meter cupboard, single panel radiator, ceiling light point, stairs to first floor landing and doors to lounge and kitchen/diner.

#### Lounge 14' 4" x 11' 4" (4.37m x 3.45m)

Front Facing - Having laminate flooring, single panel radiator and ceiling light point.

#### Kitchen/Diner 20' 6" max x 9' 8" max (6.24m x 2.94m)

Rear Facing - Fitted with a range of wall and base units with work surfaces over, inset sink unit, courtesy tiling, built in electric oven with gas hob over and chimney canopy above, wall mounted combination gas central heating boiler plumbing for washing machine, space for fridge freezer, breakfast bar, tiled flooring, single panel radiator, two ceiling light points and door to rear lobby.

#### Rear Lobby

Having ceiling light point and doors to downstairs wc and rear garden.

#### Downstairs WC

Having low level wc, pedestal wash hand basin, tiled flooring and ceiling light point.

#### First Floor Landing

Having doors to bedrooms and bathroom, access to loft space and ceiling light point.

#### Bedroom One 14' 0" x 11' 7" (4.26m x 3.53m)

Front Facing - Having laminate flooring, single panel radiator and ceiling light point.

#### Bedroom Two 14' 0" x 9' 6" (4.26m x 2.89m)

Rear Facing - Having laminate flooring, single panel radiator and ceiling light point.

#### Bedroom Three 8' 5" max x 7' 10" max (2.56m x 2.39m)

Front Facing - Having cupboard over stair bulkhead, laminate flooring, single panel radiator and ceiling light point.

#### Bathroom 8' 0" x 4' 9" (2.44m x 1.45m)

Rear Facing - Fitted with suite comprising, paneled bath with shower tap and screen, low level wc, pedestal wash hand basin, tiled floor and walls, single panel radiator, extractor and ceiling light point.

#### Frontage

Having on street parking, low maintenance frontage and shared passage with gated access to rear garden.

#### Rear Garden

Having brick store, large paved patio area and steps down to the remainder.

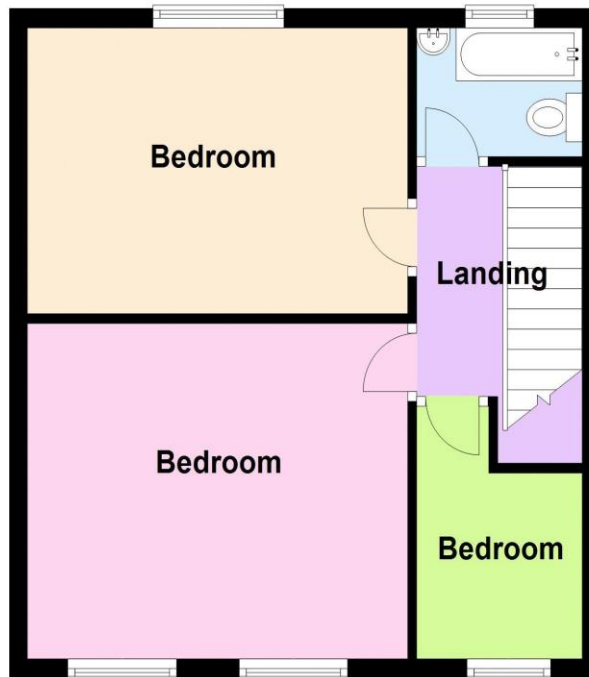
#### Holding Deposit & Information

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.

## Ground Floor



## First Floor



**Energy Performance Certificate**

419, Quinton Road West, Quinton, BRIMINGHAM, B32 1GJ  
 Dwelling type: 1 Bedroom house Reference number: R052-3344-0229-3237-0003  
 Date of assessment: 14 June 2016 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 14 June 2016 Total floor area: 88 sq'

Use this document for:  
 - Compare current ratings of properties to see which properties are more energy efficient  
 - Identify current ratings of energy and money by heating improvement measures

Estimated energy costs of heating for 3 years:	£ 4,194
Over 3 years you could save:	£ 1,323

Estimated energy costs of this house			
	Current costs	Potential costs	Potential future savings
Lighting	£ 248 over 3 years	£ 174 over 3 years	Your could save £ 1,323 over 3 years
Heating	£ 3,000 over 3 years	£ 2,472 over 3 years	
Hot Water	£ 338 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 4,184</b>	<b>£ 2,874</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years, based on standard assumptions. They include energy use for running appliances and other electrical equipment, and energy generated by solar panels.

**Energy Efficiency Rating**

Current	Potential
4	7

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 3. The EPC rating shown here is based on standard assumptions about occupancy and energy use and could not reflect how energy is consumed by individual households.

**Top actions you can take to save money and make your home more efficient**

Recommended measure	Indicative cost	Typical savings over 3 years
1) Cavity wall insulation	£500 - £1,500	£ 267
2) Floor insulation (solid floor)	£4,000 - £20,000	£ 150
3) Low energy lighting for all fixed outlets	£25	£ 63

See page 8 for a full list of recommendations for this property.

All data will relate to the recommended measures and other actions you could take today to save money, used in accordance with the methodology for RdSAP 10. The graph shows the energy use and potential savings you could make. Your home number and chart are unique.

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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