



humberstones
homes

20 STONEY LANE, QUINTON, BIRMINGHAM, B32 1AN
Monthly Rental Of £800





LOCATION

The property occupies a pleasant position within this popular, convenient neighbourhood and is handy for local shopping facilities, amenities and local schools, whilst the local major road network enables commuting to the surrounding areas. The property can be located travelling from the agents office along Hagley Road West towards Quinton, at the island turn right into Stoney Lane where the property is located on the left hand.

DESCRIPTION

The property is a well presented semi-detached home which is available from mid January and comes furnished. It briefly comprises on the ground floor of an entrance porch, entrance hall, Lounge, dining room, kitchen, utility room and downstairs wc. On the first floor there is a landing, three bedrooms and bathroom. Externally to the front is a driveway giving off road parking and to the rear there is a large garden. There is also a storage area in the former garage to the side. The property benefits from gas central heating, UPVC double glazing and solar panels. External CCTV is fitted to the property and the tenants will have access to this as well as the landlord. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC Rating: C

UPVC sliding door leads to entrance porch

Having tiled floor and part glazed wooden door to entrance.

Entrance Hall

Having laminate flooring, double panel radiator, under stairs store, ceiling light point, stairs to first floor landing and doors to dining room and kitchen.

Lounge 12' 11" x 12' 0" (3.93m x 3.65m)

Front Facing - Having laminate flooring, feature fireplace with inset gas fire, double panel radiator, ceiling light point and archway to dining room.

Dining Room 12' 11" x 11' 0" (3.93m x 3.35m)

Rear Facing - Having laminate flooring, double panel radiator, patio door to garden and ceiling light point.

Kitchen 9' 7" x 7' 0" (2.92m x 2.13m)

Rear Facing - Having laminate tiled floor and fitted with a range of wall and base units with work surfaces over, courtesy tiling, inset stainless steel sink unit, fitted appliances including gas cooker, slimline dishwasher and fridge freezer, wall mounted combination gas central heating boiler, ceiling light point and door to utility.

Utility Room

Rear Facing - Having vinyl flooring, and fitted with wall and base units, inset stainless steel sink unit, courtesy tiling, washing machine, ceiling light point and doors to store, downstairs wc and rear garden.



Downstairs WC

Having vinyl flooring, part tiling to walls, low flush wc, pedestal basing and ceiling light point.

Side Store 9' 4" x 6' 6" (2.84m x 1.98m)

Having up and over door, power and light and wall mounted storage.

First Floor Landing

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

Bedroom One 13' 6" x 11' 0" (4.11m x 3.35m)

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

Bedroom Two 13' 0" x 10' 11" (3.96m x 3.32m)

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

Bedroom Three 7' 9" x 7' 0" (2.36m x 2.13m)

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

Bathroom

Rear Facing - Having tiling to floor and walls and fitted with suite comprising paneled bath with shower tap attachment and screen, low flush wc, pedestal wash hand basin, single panel radiator, extractor and ceiling light point.

Front Garden

To the front of the property there is a block paved driveway for more than one vehicle and access to the side store (former garage).

Rear Garden

Large garden with paved patio area the remainder being predominantly laid to lawn.

Holding Deposit

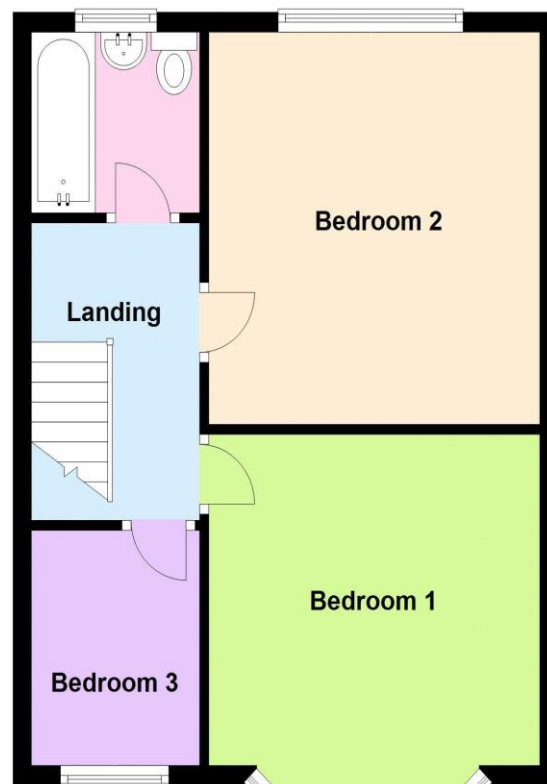
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy 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.



Ground Floor



First Floor



Energy Performance Certificate

20, Stoney Lane, Quinton, BIRMINGHAM, B32 1AJ
 Dwelling type: Semi-detached house
 Date of assessment: 28 August 2014
 Date of certificate: 28 August 2014
 Reference number: 0051-2876-7266-6124-4719
 Type of assessment: EPC/A1 existing dwelling
 Total floor area: 88 sq²

Use this document for:
 • Compare current energy and carbon efficiency of properties to see which properties are more energy efficient
 • Measure current energy and carbon efficiency and compare to heating improvement measures

Estimated energy costs of dwelling for 3 years:		£ 3,090
Over 3 years you could save:		£ 1,197

Estimated energy costs of this house			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 190 over 3 years	
Heating	£ 2,613 over 3 years	£ 1,497 over 3 years	You could save £ 1,197 over 3 years
Hot Water	£ 297 over 3 years	£ 216 over 3 years	
Totals	£ 3,090	£ 1,903	

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 the current energy use of individual householders. This includes average use for central heating, hot water, lighting and hot water, and energy used for heating improvement measures.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. 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 average energy efficiency rating for a dwelling in England and Wales is band E (rating 65). The EPC rating shown here is based on standard assumptions about occupancy and energy use and only indicates how energy is consumed by individual householders.

Top actions you can take to save money and make your home more efficient		
Recommended measure	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 950
2. Floor insulation	£300 - £1,200	£ 150
3. Solar water heating	£4,000 - £6,000	£ 63

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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.

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