



**humberstones**  
homes

163 WOODBURY ROAD, HALESOWEN, WEST MIDLANDS, B62 9AQ

**Monthly Rental Of £925**





#### LOCATION

The property can be found in the residential area of Halesowen in the district of Hurst Green giving excellent access to local shops and businesses, bus routes and motorway access at junctions 2 and 3 of the M5. The property can be found by turning off Hagley Road West into Woodbury Road and continue along Woodbury Road where the property can be found on the right hand side as indicated by the agents for to let board

#### DESCRIPTION

This unfurnished property is a spacious detached family home in good order and is available from the first week of September. The property comprises on the ground floor of an entrance hall, lounge/diner, refitted breakfast kitchen and integral garage. On the first floor there is a landing, four bedrooms, refitted family bathroom and separate wc. Externally there is a driveway to the front with access to the garage, lawned garden and access to the rear with enclosed garden. The property benefits from upvc double glazing and gas central heating. EPC Rating: C - Subject to holding deposit - see our website for more details - NO SMOKERS NO PETS

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

Having double panel radiator, under stairs store and cloaks cupboard, ceiling light point, stairs to first floor landing and doors to lounge diner and kitchen.

#### Lounge/Diner 31' 2" max x 11' 5" max (9.49m x 3.48m)

Dual Aspect - Having feature fire place, two double panel radiators, five wall light points and door to Breakfast Kitchen.

#### Breakfast Kitchen 17' 4" max x 16' 1" max (5.28m x 4.90m)

Rear Facing - 'L' Shaped, having laminate flooring and fitted with range of wall and base units with work surfaces over, courtesy tiling, inset stainless steel sink, cooker recess, plumbing for washing machine, space for fridge freezer, double panel radiator, eleven recessed ceiling light points, part glazed door to rear garden and door to integral garage.

#### Integral Garage 16' 8" x 8' 0" (5.08m x 2.44m)

Having power and light and up and over door.

#### First Floor Landing

Side Facing - Having cupboard housing wall mounted combination gas central heating boiler, access to loft, ceiling light point and doors to bedrooms, bathroom and wc,

#### Bedroom One 12' 4" x 10' 7" (3.76m x 3.22m)

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

#### Bedroom Two 10' 7" x 10' 3" (3.22m x 3.12m)

Rear Facing - Having double panel radiator and ceiling light point.

#### Bedroom Three 7' 7" x 7' 7" (2.31m x 2.31m)

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

#### Bedroom Four 9' 0" x 6' 9" (2.74m x 2.06m)

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

#### Bathroom 7' 4" x 7' 0" (2.23m x 2.13m)

Rear Facing - Having laminate flooring, and fitted with white suite comprising, paneled bath with mixer shower over and screen, pedestal wash hand basin, part tiling to walls, double panel radiator and ceiling light point.

#### Separate WC

Side Facing - Having laminate flooring, low flush wc, hand basin set into vanity unit and ceiling light point.

#### Front Garden

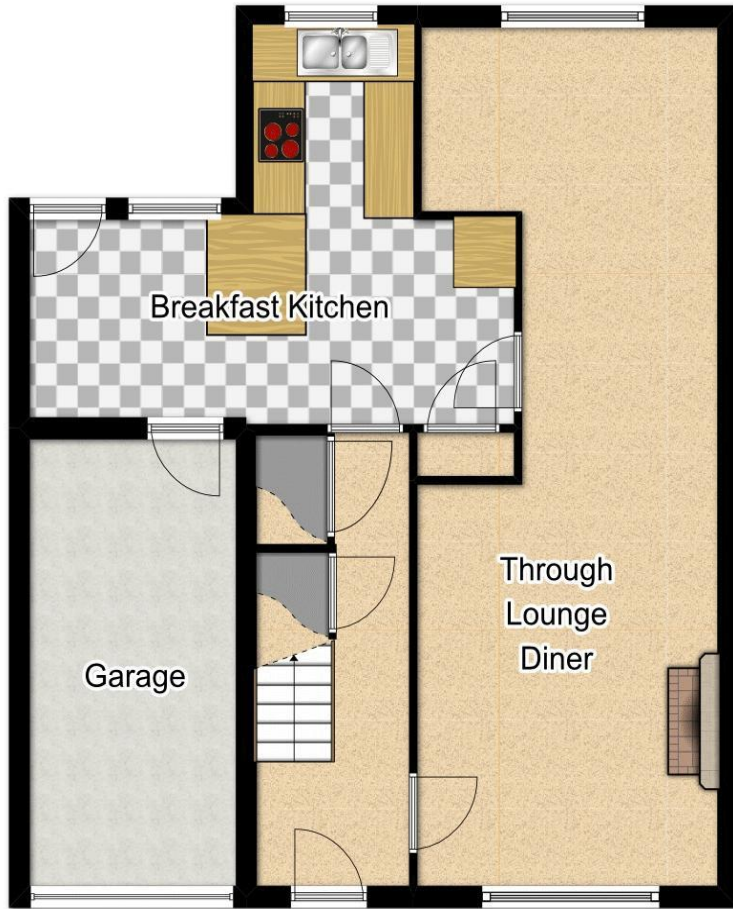
To the front of the property there is a block paved driveway with access to the garage and side lawned garden.

#### Rear Garden

To the rear of the property is an enclosed garden with paved patio area having steps up to the remainder which is predominately laid to lawn.

#### 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



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of windows, doors and any other items and their position are approximate. No responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any interested party.



Address: 163 Woodbury Road, HALESOWEN, West Midlands, B62 9AQ  
 RRN: 8766-7528-4190-8621-4902

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	85		83
72		69	
<small>Very energy efficient - lower running costs</small> <small>(92 plus)</small> <b>A</b> <small>(81-91)</small> <b>B</b> <small>(69-80)</small> <b>C</b> <small>(55-68)</small> <b>D</b> <small>(39-54)</small> <b>E</b> <small>(21-38)</small> <b>F</b> <small>(1-20)</small> <b>G</b> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92 plus)</small> <b>A</b> <small>(81-91)</small> <b>B</b> <small>(69-80)</small> <b>C</b> <small>(55-68)</small> <b>D</b> <small>(39-54)</small> <b>E</b> <small>(21-38)</small> <b>F</b> <small>(1-20)</small> <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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)**



