



humberstones
homes

1 BRISTAM CLOSE, OLDBURY, WEST MIDLANDS, B69 2JP

Monthly Rental Of £725





LOCATION

The property occupies a pleasant position in a popular residential development and is handy for local amenities including public transport, nearby access to the M5 motorway junction 2 and beyond to Birmingham and the Greater West Midlands. The property can be found by travelling along the Wolverhampton Road towards Oldbury and Birchley Island, taking the third exit onto the continuation of the Wolverhampton Road heading towards Dudley, turn left into Birchley Park Avenue, right into Forge Way and right again into Bristam close where the property will be located on the right hand side as identified by the agents To Let board.

DESCRIPTION

The property is a superbly presented semi detached home which is available in November. It briefly comprises on the ground floor of entrance hall area leading to lounge and kitchen/diner. On the first floor there is a landing, two double bedrooms and bathroom. Externally to the side is off road parking with further on street parking to front and enclosed garden to the rear. The property benefits from gas central heating and majority UPVC double glazing. EPC Rating: C. The property is unfurnished. NO DSS, NO PETS, NO SMOKERS. Subject to a non-refundable admin fee of £125 per tenant.

Part Glazed door leads to Entrance Hall area

Lounge 15' 9" x 12' 0" (4.80m x 3.65m)

Front Facing - Fitted with laminate flooring and having double panel radiator, under stairs store, ceiling light point, stairs to first floor landing and door to kitchen.

Kitchen/Diner 11' 11" x 10' 6" (3.63m x 3.20m)

Rear Facing - Having laminate flooring and fitted with range of wall and base units with worksurfaces over, courtesy tiling, inset stainless steel sink, built in electric oven with gas hob over and cooker hood above, plumbing for washing machine, space for fridge freezer, single panel radiator, ceiling light point and part glazed door to rear garden.

First Floor Landing

Side Facing - Having doors to bedrooms and bathroom, access to loft and ceiling light point.

Bedroom One 12' 0" x 9' 6" (3.65m x 2.89m)

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

Bedroom Two 11' 11" max x 9' 10" (3.63m x 2.99m)

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



Bathroom 6' 7" x 5' 6" (2.01m x 1.68m)

Fitted with white suite comprising panel bath with electric shower over, low flush wc, pedestal wash hand basin, vinyl flooring, ceiling light point and extractor.

Front Garden

Having tarmac driveway with parking to the side of the property, unrestricted parking to front, small lawned foregarden and gate to rear garden.

Rear Garden

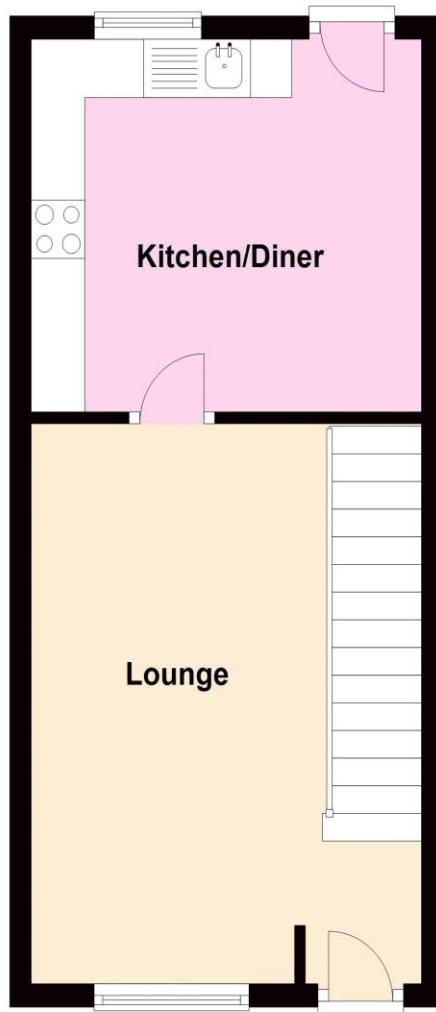
Enclosed garden having paved patio area the remainder being predominantly laid to lawn.

Holding deposit & In Tenancy costs

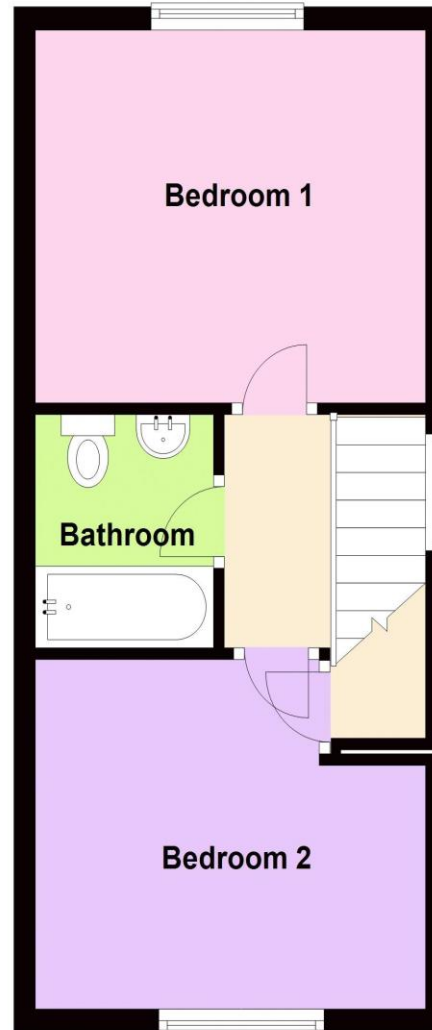
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy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



Ground Floor



First Floor



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	89	(92-100) A	91
(81-91) B		(81-91) B	
(69-80) C	72	(69-80) C	74
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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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