



humberstones
homes

39 HAYWHARF ROAD, BRIERLEY HILL, WEST MIDLANDS, DY5 4PG

Monthly Rental Of £625





LOCATION

Haywharf Road is situated in the residential area of Brierley Hill close to Russells Hall Hospital and good bus routes thereby giving excellent access to local shops, businesses & amenities in Kingswinford, Brierley Hill and Dudley. The property can be found by turning off the A4101 High Street onto Commonside B4179. Continue for some distance turning right into Bromley, first left into Mullett Street and right into Haywharf Road where the property can be found on the Right hand side as indicated by the agents To Let Board

DESCRIPTION

This unfurnished semi detached home is available from the beginning of October and comprises on the ground floor of a lounge, kitchen diner & utility room. On the first floor is a landing, 3 bedrooms and refitted family Bathroom as well as an enclosed garden at the rear. The house benefits from gas central heating & UPVC double glazing. NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details. EPC rating: E

UPVC front door leading to lounge

Lounge 16' 5" max x 10' 7" (5.00m x 3.22m)

Front Facing - Fitted with Gas fire with feature Fire surround, Laminated floor, double panel Radiator and Ceiling light point. Door to kitchen.

Kitchen/Diner 16' 5" x 10' 6" (5.00m x 3.20m)

Rear Facing - Having tiled flooring to kitchen area, fitted with range of wall and base units with work surfaces over, inset stainless steel sink unit, courtesy tiling, built in electric oven with hob over and cooker hood above, ceiling light point. Dining area having laminate flooring, Double panel radiator, ceiling light point and UPVC doors to garden and door to side veranda/utility.

Side veranda

Side Facing - Tiled floors, spot lights to ceiling, doors to front and rear of property and leading into the utility room.

Utility Room 8' 9" x 6' 10" (2.66m x 2.08m)

Rear Facing - Tiled floors, ceiling light point and plumbing for washing machine.

First Floor Landing

single light fitting, access to loft space and doors leading to

Bedroom 1 11' 5" x 10' 2" (3.48m x 3.10m)

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

Bedroom 2 9' 11" x 8' 5" (3.02m x 2.56m)

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

Bedroom 3 7' 8" x 6' 7" (2.34m x 2.01m)

Front Facing - having a built in single bed (mattress not included) single light fitting.

Family Bathroom

Having bath, WC, pedestal wash basin, part tiled, radiator, ceiling light

OUTSIDE

Low maintenance graveled frontage and to the rear there is an enclosed garden with lawn and Patio area.

Holding Deposit & In Tenancy 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.





Energy Performance Certificate

39, Haythorn Road, BRIERLEY HILL, DY5 4PG
 Dwelling type: Semi-detached house
 Date of assessment: 15 June 2016
 Date of certificate: 21 June 2016

Reference number: R025-7126-3060-6116-0992
 Type of assessment: EPC/AP existing dwelling
 Total floor area: 88 sq²

Use this document for:
 - Compare current energy costs of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by making improvement measures

Estimated energy costs of heating for 3 years: **£ 3,027**
Over 3 years you could save **£ 1,521**

Estimated energy costs of this house		Potential costs	Potential future savings
	Current costs		
Lighting	£ 192 over 3 years	£ 136 over 3 years	You could save £ 1,521 over 3 years.
Heating	£ 2,475 over 3 years	£ 1,773 over 3 years	
Hot Water	£ 360 over 3 years	£ 198 over 3 years	
Totals	£ 3,027	£ 1,907	

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 individual household needs. This includes energy use for central heating, hot water, lighting and electricity generated by non-renewable sources.

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 one method for energy is considered for individual buildings.

Current	Potential

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

Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Cavity wall insulation	£600 - £1,000	£ 774	
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 143	
3. Draught proofing	£80 - £120	£ 60	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-efficiency or call 0800 528 5284 (standard national rate). The Green Deal now allows you to make your home warmer and cheaper to run.

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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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