





LOCATION

This cul-de-sac is ideally placed inbetween Halesowen & Old Hill/Cradley Heath giving access to local shops, business, amenities & Haden Hill Park. High Clere is located off the A459 Halesowen Road as indicated by the agent's To Let board.

DESCRIPTION

This end terraced home can be found in a quiet cul-de-sac off the A459 Halesowen Road. It comes unfurnished and is available now subject to referencing & preparation of the tenancy documents. It comprises on the ground floor of an entrance hall, refitted kitchen with new appliances on a non repairing & replacing basis, lounge & WC. On the first floor is a landing, 2 bedrooms & a shower room. There is a driveway & garage to the front & a corner plot sized garden to the rear & side. It benefits from gas central heating & UPVC double glazing. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: C

Part glazed UPVC door to entrance hall

Single panel radiator, wood laminate flooring, pendent ceiling light, stairs to first floor, doors to kitchen & lounge

Kitchen 11' 4" x 8' 10" max recess (3.45m x 2.69m)

Front facing, refitted units, single drainer sink unit, work surfacing with splash tiling, freestanding oven, gas hob & cooker hood, washing machine (on a non repairing & replacing basis), fridge freezer (on a non repairing & replacing basis), single panel radiator, ceiling light

Lounge 13' 0" x 11' 10" (3.96m x 3.60m)

Rear facing, single panel radiator, pendent ceiling light, door to WC, patio doors to rear garden

WC

WC, wash hand basin, wall light point

First Floor Landing

Single panel radiator, access to roof space, pendent ceiling light, doors to all first floor rooms

Bedroom One 12' 0" into wardrobe x 9' 9" (3.65m x 2.97m)

Rear facing, single panel radiator, pendent ceiling light, 2 double fitted wardrobes & drawer units

Bedroom Two 11' 3" x 7' 1" (3.43m x 2.16m)

Front facing, single panel radiator, pendent ceiling light

Shower Room

Front facing, fitted with a white suite, shower cubicle with Mira shower, WC, wash hand basin, fully tiled walls, single panel radiator, ceiling light

Driveway

To the front is a parking space in front of the garage

Garage

Having up and over door. There is an internal door that leads to a room under the house which is not to be used by a tenant. The wall mounted Vaillant boiler is located here.

Rear Garden

To the rear is a good sized corner plot garden with paved and lawned areas with established plants.

Holding Deposit & In Tenancy Fees

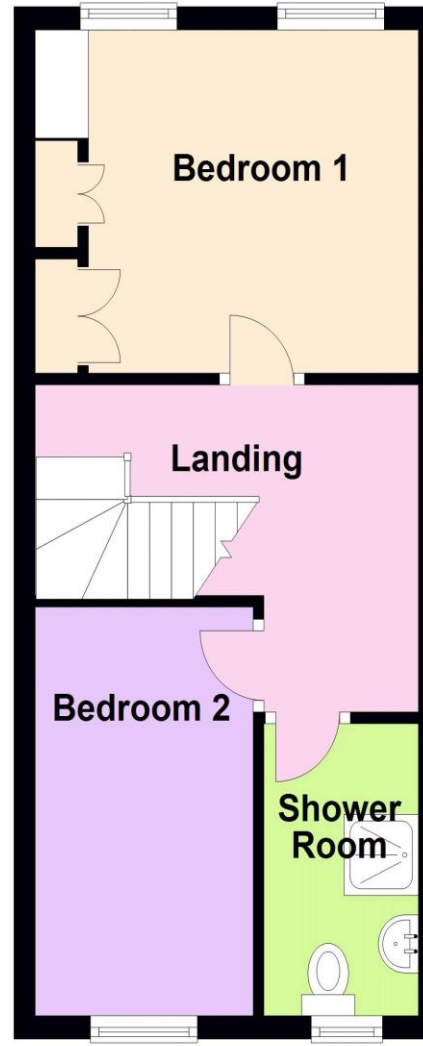
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right- to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy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



Ground Floor



First Floor



Energy Performance Certificate		H.M. Government
16, High Close, CRADLEY HEATH, B64 7HT Dwelling type: End terrace house Date of assessment: 13 October 2016 Date of certificate: 13 October 2016 Reference number: 0010-7920-4750-4751-0002 Type of assessment: EPC/AsE existing dwelling Total floor area: 68 sq ft		
Use this document for: - Compare current energy costs of properties to see which properties are more energy efficient - Compare current energy costs of properties to see which properties are more energy efficient - Compare current energy costs of properties to see which properties are more energy efficient		
Estimated energy costs of dwelling for 3 years: Over 3 years you could save:		£ 1,809 £ 291
Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting £ 2.14 over 3 years	£ 1.83 over 3 years	You could save £ 291 over 3 years
Heating £ 1,241 over 3 years	£ 1,248 over 3 years	
Hot Water £ 2.37 over 3 years	£ 1.97 over 3 years	
Total: £ 1,489	£ 1,318	
These figures show how much the average household would spend in this property for heating, lighting and hot water over 3 years. They are based on average, not individual, household needs. They include energy used for running appliances and other services.		
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 9. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). The EPC rating shows how much energy is used by the property. The EPC rating shows how much energy is used by the property.	Current: 69 Potential: 77	
Top actions you can take to save money and make your home more efficient		
Recommended measures	Measure costs	Typical savings over 3 years
1. Floor insulation (suspended floor)	£500 - £1,200	£ 100
2. Low energy lighting for all fixed outlets	£ 35	£ 65
3. Solar water heating	£4,000 - £9,000	£ 50
See page 9 for a full list of recommendations for this property. For more information on energy efficiency and how to improve your energy bills, visit www.energyefficiency.gov.uk Tel: 0800 544 4422. The Green Deal may enable you to make your home warmer and cheaper to run.		

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



