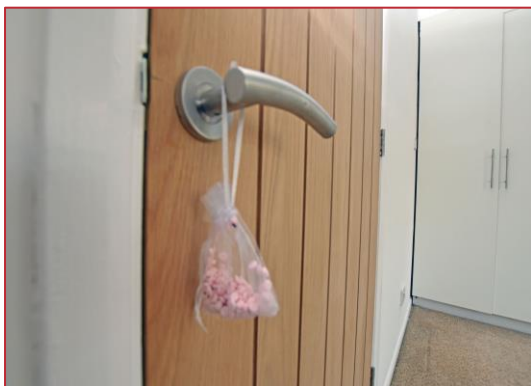




**humberstones**  
homes

16 HIGH CLERE, CRADLEY HEATH, WEST MIDLANDS, B64 7HT  
**Monthly Rental Of £695**





#### 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.

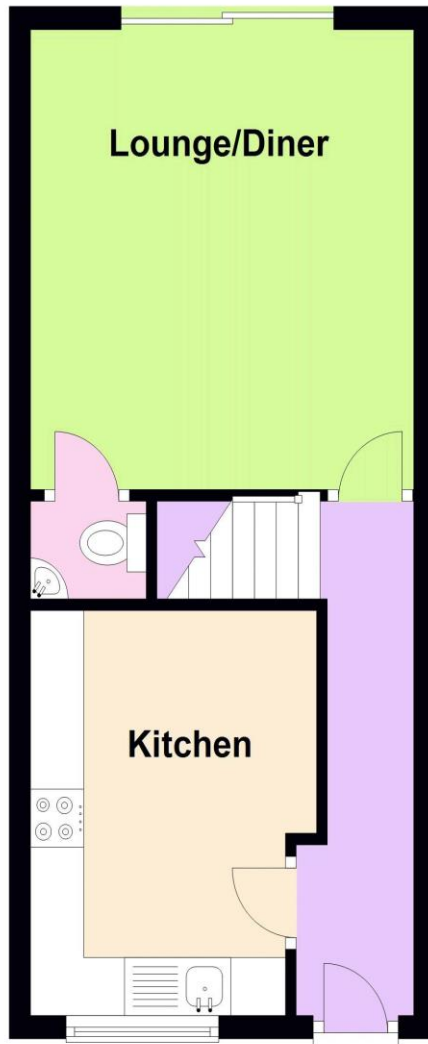
#### Rear Garden

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

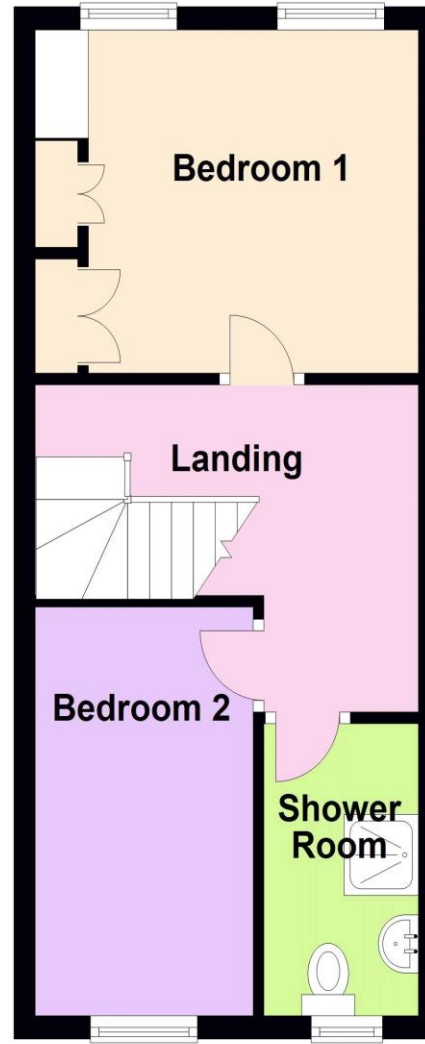
#### Holding Deposit & In Tenancy Fees

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**

16, High Close, CRADLEY HEATH, B34 7HT  
 Dwelling type: End-terrace house  
 Date of assessment: 13 October 2016  
 Date of certificate: 13 October 2016  
 Reference number: 8016-7920-4-F39-6767-2892  
 Type of assessment: EPC/AP existing dwelling  
 Total floor area: 88 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 have the best energy improvement measures

**Estimated energy costs of dwelling for 3 years:** **£ 1,809**  
**Over 3 years you could save** **£ 281**

Estimated energy costs of this house		Potential costs	Potential future savings
	Current costs		
Lighting	£ 214 over 3 years	£ 133 over 3 years	You could save £ 281 over 3 years
Heating	£ 1,264 over 3 years	£ 1,248 over 3 years	
Hot Water	£ 237 over 3 years	£ 137 over 3 years	
<b>Totals</b>	<b>£ 1,809</b>	<b>£ 1,318</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years on the basis of an average, central and individual household. They include average use for technical appliances and electrical equipment.

**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 rated G (rating 69). The EPC rating shown here is based on standard assumptions and all the recommendations listed on page 9 may not reduce home energy consumption by the amount shown.

Recommended measure	Indicative cost	Typical savings over 3 years
1. Floor insulation (uninsulated floor)	£800 - £1,200	£ 100
2. Low energy lighting for all fixed outlets	£ 38	£ 63
3. Solar water heating	£4,000 - £9,000	£ 90

See page 9 for a full list of recommendations for this property.  
 For more information on energy efficiency ratings, visit [www.energy.gov.uk](http://www.energy.gov.uk)  
 Call Freephone 0800 544420. The Green Deal may enable you to finance your future 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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