



humberstones
homes

6 WOODRIDGE AVENUE, QUINTON, BIRMINGHAM, B32 1RE
Monthly Rental Of £875





DESCRIPTION

This well proportioned detached family home occupies a large corner plot position set within a popular cul-de-sac location. It comes unfurnished and is available from the end of July. The accommodation briefly comprises on the ground floor of an entrance porch, entrance hall, downstairs wc, lounge, dining room, conservatory, breakfast kitchen and utility room. At first floor level there is a landing, master bedroom with ensuite, two further bedrooms and family bathroom. Externally there is a driveway to the front with access to the garage, garden and access to the rear with enclosed garden. The property benefits from upvc double glazing and gas central heating. NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details. EPC rating: D

Part glazed upvc door to Entrance Porch

Having wall light point and part glazed door to entrance hall.

Entrance Hall

Having laminate flooring, single panel radiator, under stairs store, stairs to first floor, ceiling light point and doors to lounge, kitchen and downstairs wc.

Downstairs wc

Front Facing - Having laminate flooring, low flush wc, sink unit set into vanity unit, part tiling to walls, single panel radiator and ceiling light point.

Lounge 16' 5"max x 10' 9" (5.00m x 3.27m)

Front Facing - Having laminate flooring, feature fire surround, double panel radiator, three wall light points, ceiling light point and door to dining room.

Dining Room 9' 11" x 9' 7" (3.02m x 2.92m)

Rear Facing - Having single panel radiator, ceiling light point and patio door to conservatory.

Conservatory 12' 3" x 8' 1" (3.73m x 2.46m)

UPVC conservatory with laminate flooring, ceiling light fan and double doors to rear garden.

Breakfast Kitchen 9' 11" x 9' 11" (3.02m x 3.02m)

Rear Facing - Having vinyl flooring and fitted with range of wall and base units with work surfaces over, courtesy tiling, inset sink unit, built in electric double oven with gas hob over and cooker hood above, integrated fridge, double panel radiator, ceiling light point and entry to utility.

Utility Room 10' 0" x 5' 5" (3.05m x 1.65m)

Rear Facing - Having vinyl flooring, base unit with work surface over, inset sink unit, plumbing for washing machine, space for condensing tumble dryer and fridge freezer, single panel radiator, wall mounted gas central heating boiler, ceiling light point and part glazed upvc door to rear garden.



First Floor Landing

Side Facing - Having airing cupboard housing hot water tank, access to loft space, ceiling light point and doors to bedrooms and bathroom.

Master bedroom 11' 3" x 10' 4"max (3.43m x 3.15m)

Rear Facing - Having laminate flooring, fitted wardrobes, single panel radiator, ceiling light point and door to ensuite.

Ensuite Shower Room

Side Facing - Having laminate flooring and fitted with low flush wc, wash hand basing set into vanity unit, shower cubicle with electric shower, extractor, single panel radiator, part tiling to walls and ceiling light point.

Bedroom Two 9' 11" x 8' 9" (3.02m x 2.66m)

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

Bedroom Three 8' 2"max x 7' 1"max (2.49m x 2.16m)

Front Facing - Including stair bulk head, having single panel radiator and ceiling light point.

Bathroom

Rear Facing - Fitted with suite comprising paneled bath with electric shower over and screen, low flush wc, pedestal wash hand basin, vinyl flooring, part tiling to walls, single panel radiator, extractor and ceiling light point.

Front Garden

To the front of the property there is a block paved driveway with parking for multiple vehicles with access to the garage, gate to rear garden, lawned area and well stocked borders.

Garage 17' 11"max x 8' 1"max (5.46m x 2.46m)

Having up and over door, power and light and door to rear garden.

Rear Garden

Well proportioned enclosed garden with sunny aspect, having paved patio area the remainder being predominantly laid to lawn complimented by well stocked herbaceous borders (As part of the tenancy the gardens will be maintained by a gardener and tenants will be required to allow regular access for this to be undertaken).

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 -

