

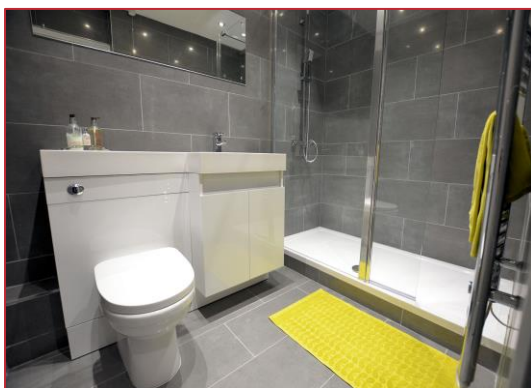


30 REGENT COURT, BINSWOOD ROAD, HALESOWEN, WEST MIDLANDS, B62 9BG

**Monthly Rental Of £795**







### LOCATION

30 Regent Court can be found in the residential area of Halesowen, close to local shops and businesses on Halesowen Road and Hagley Road West, bus routes into Birmingham city centre and motorway access at junction 3 of the M5. The property can be found by leaving the agents office and turning left onto Hagley Road West, through the traffic lights turning right into Woodbury Road and first right into Binswood Road where the property can be found on the right hand side as indicated by the agent's To Let board.

### DESCRIPTION

Available from the beginning of April on an initial 12 month AST, this very well presented & unfurnished second floor flat is a great rental opportunity. Located in a cul-de-sac close to the Hagley Road West, it gives great access to both Halesowen Town Centre and bus routes into Birmingham City Centre. The property comes with secure intercom entry system to the communal entrance of the block of flats, and stairs lead to the second floor and Flat 32. The front door leads to an entrance hall, 18ft lounge diner, balcony, modern kitchen, 2 double bedrooms & a modern shower room. The property benefits from electric heating & UPVC double glazing. NO STUDENTS, NO PETS. Subject to holding deposit - see our website for more details. Council Tax Band: A - EPC rating: E

Intercom phone leads to communal entrance area

### Communal Entrance Area

Being carpeted with lighting and having stairs that lead to the 2nd floor landing. Here you will find the front door to no. 30

### Entrance Hall

Carpeted flooring, downlighters, intercom phone, doors to airing cupboard containing hot water tank, both bedrooms, shower room & lounge diner.

### Lounge/Diner 18' 2" x 12' 5" plus recess (5.53m x 3.78m)

Rear facing, carpeted flooring, wall mounted electric heater, ceiling lights, doors to kitchen & balcony

### Kitchen/Breakfast Room 13' 3" x 7' 0" (4.04m x 2.13m)

Rear facing, single drainer sunk unit, built in oven & hob with feature cooker hood over. Built in dishwasher, breakfast bar, wall & floor mounted units with feature under unit & plinth lighting, space for fridge freezer, polished quartz tiled flooring, cupboard containing plumbing for washing machine, 2 ceiling lights.

### Bedroom One 12' 5" x 11' 2" (3.78m x 3.40m)

Front facing, wall mounted electric heater, pendent ceiling light.

### Bedroom Two 15' 9" x 8' 3" (4.80m x 2.51m)

Front facing, wall mounted electric heater, pendent ceiling light, built in wardrobes with hanging rail & shelving

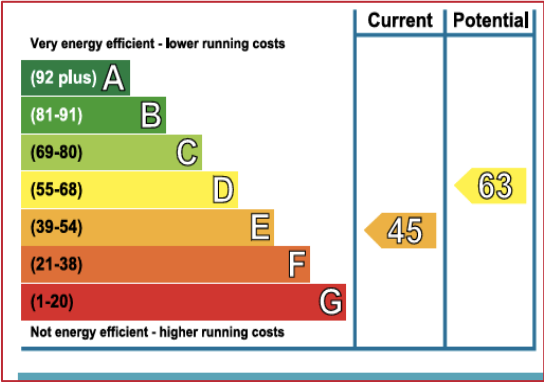
### Shower Room

Fitted with a white suite, double shower cubicle with shower over, WC & wash hand basin with integral cupboards below, heated towel rail, tiled flooring, fully tiled walls, downlighters.

### Deposit & 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.

Second Floor



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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