

humberstones homes

789A, HAGLEY ROAD WEST, QUINTON, BIRMINGHAM, B32 1AJ

Monthly Rental Of £600











LOCATION

This flat is situated in a superb location on the Hagley Road West giving excellent access into Birmingham City Centre on the number 9 bus or by car and a parking space is included in the tenancy. There are local shops, an Asda Superstore & a Starbucks all within 500 yards of the flat. The flat is located above Humberstones Homes Estate Agents between Quinton Church and Quinton Post Office.

DESCRIPTION

This is a modern first floor flat with independent access to the side above an estate agent office. Located on bus routes straight into Birmingham City Centre, this unfurnished flat is available from the end of February. It comprises of a communal entrance to the side of the property leading to the flat itself. The flat has an entrance hall, lounge leading to a modern fitted kitchen. There is a double bedroom & modern bathroom with white suite & shower fitment. It benefits from gas central heating & UPVC double glazing fitted throughout. To the rear is a car park with an allocated parking space. NO CHILDREN, STUDENTS OR PETS. Subject to holding deposit - see our website for more detail. Council Tax Band: A - EPC rating: C

Part glazed UPVC door to communal entrance

Communal Entrance Hall

Being carpeted and having stairs leading to the first floor landing with the door to Flat A on the left hand side. Front door leads to entrance hall

Entrance Hall

Double panel radiator, pendent ceiling light, intercom phone, wall mounted thermostat, doors to all rooms

Lounge Area 13' 6" into chimney recess x 10' 0" (4.11m x 3.05m)

Front facing, double panel radiator, pendent ceiling light, leading to kitchen area

Kitchen Area 10' 8" x 5' 1" (3.25m x 1.55m)

Front facing, single drainer stainless steel sink unit, work surfacing, built in Lamona hob, oven & cooker hob above, double panel radiator, plumbing for washing machine, floor & wall mounted units, wall mounted Worcester boiler, 3 downlighters

Bedroom 13' 0" x 8' 6" (3.96m x 2.59m)

Side facing, double panel radiator, pendent ceiling light

Bathroom

Fitted with a white suite having panel bath with shower fitment over, low level WC, wash hand basin with drawer below, heated towel rail, tiled floor, part tiled walls, storage cupboard, 4 downlighters

Parking

To the rear is a car park with ONE allocated space for the tenant of Flat A

Holding Deposit

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.

Notification of Disclosable Interest

The landlord has a disclosable interest to Humberstones Homes Limited as the owner is also a director of Humberstones Homes Limited.



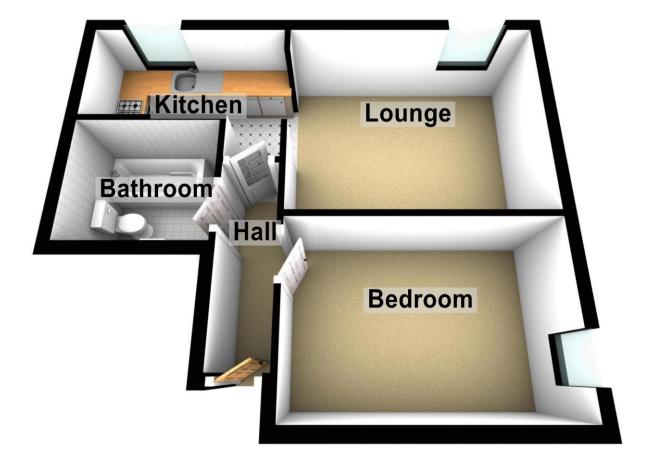








First Floor







789a Hagley Road V Dwelling type: Date of assessment: Date of certificate:	Top-floor flat	v 2017		2 1AJ Reference number: Type of assessment: Total floor area:	8863-7132-5410-9064-5926 SAP, new dwelling 38 m ²	
Use this documen	it to:			ties are more energy effic		
Estimated energy					€ 915	
Estimated ene	ray costs of	this b	ame			
	Gurre	Current costs		Potential costs	Potential future savings	
Lighting	£ 105	£ 106 over 3 years		£ 105 over 3 years	Not applicable	
Heating	£ 603	£ 603 over 3 years		£ 603 over 3 years		
Hot Water	£ 204	£ 204 over 3 years		£ 204 over 3 years		
	Totals £ 915	tals € 915		€ 918	total and the second se	
(69-80) (69-60) (39-34) (21-38)	E F	~7/B)	< \$750	The EPC rating show assumptions about o	y efficiency rating for a dwelling in is is band D (rating 60). own here is based on standard tooopancy and energy use and wenergy is consumed by individual	
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Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (LBC) 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 reply 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.



