



**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.





