

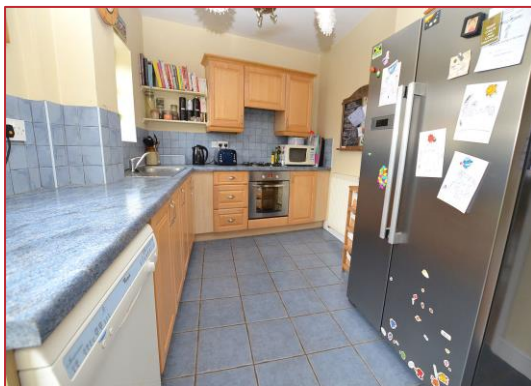


**humberstones**  
homes

3 WHITLEY COURT ROAD, QUINTON, BIRMINGHAM, B32 1EZ  
**Monthly Rental Of £850**







#### LOCATION

Set in sought after part of the of Quinton in an attractive tree lined road, close to local shops and businesses on Hagley Road, Tesco superstore, local schools and and bus routes into Birmingham city centre and motorway access at junction 3 of the M5. The property can be found by turning off Hagley Road West into Stoney Lane, which continues into Ridgacre Road, turning left into Edenhall Road and third right into Whitley Court Road where the property can be found on the left hand side as indicated by the agents to let board.

#### DESCRIPTION

This is a well presented detached home with garage is unfurnished and available from early November. It can be found in a sought after tree lined road in Quinton. The accommodation briefly comprises on the ground floor of an entrance Porch, entrance Hall, lounge, separate dining room and an extended kitchen. At first floor level there is a landing, three bedrooms and refitted bathroom with separate wc. Externally to the front there is a driveway with parking and access to the garage and lawned foregarden. To the rear is an enclosed garden with patio and lawn. The property benefits from gas central heating and majority upvc double glazing. NO PETS, NO SMOKERS- Subject to holding deposit - see our website for more details. EPC Rating: D

#### UPVC glazed door to Entrance Porch

Having ceiling point and part glazed wooden door with stained glass leaded light insert and matching side panels leading to entrance hall.

#### Entrance Hall

Having laminate flooring, single panel radiator, under stairs store with access to garage, stairs to first floor landing, ceiling light point and doors to lounge, dining room and kitchen.

#### Kitchen 13' 4" average x 8' 3" (4.06m x 2.51m)

Rear Facing - Having tiled floor and fitted with range of wall and base units with inset stainless steel sink unit, work surfaces over, courtesy tiling, built in electric oven with gas hob over and cooker hood above, plumbing for dishwasher, space for fridge freezer, single panel radiator, two ceiling light points and upvc glazed door to rear garden.

#### Lounge 12' 1" x 11' 9" max (3.68m x 3.58m)

Rear Facing - Having chimney breast with recess, single panel radiator, ceiling light point and upvc french doors to rear garden.

#### Dining Room 13' 11" max x 12' 6" max (4.24m x 3.81m)

Front Facing - Having stripped wooden flooring, feature fireplace, single panel radiator and ceiling light point.

#### First Floor Landing

Side Facing - Having feature arched stained glass leaded light window, doors to bedrooms bathroom and wc, ceiling light point and access to loft space.

#### Bedroom One 14' 4" max x 11' 2" max (4.37m x 3.40m)

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

#### Bedroom Two 12' 0" x 11' 8" (3.65m x 3.55m)

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

#### Bedroom Three 7' 10" x 7' 5" (2.39m x 2.26m)

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

#### Bathroom

Rear Facing - Refitted with suite comprising 'P' shaped bath with screen and mixer shower, wash hand basin set into vanity unit with cupboard beneath, heated towel rail, part tiling to walls, vinyl flooring and ceiling light point.

#### Separate wc

Side Facing - Having vinyl flooring, low flush wc and ceiling light point.

#### Garage

Having plumbing for washing machine, wall mounted combination gas central heating boiler, ceiling light point and up and over door.

#### Front Garden

Having paved driveway with access to garage and lawned garden adjacent set behind dwarf wall.

#### Rear Garden

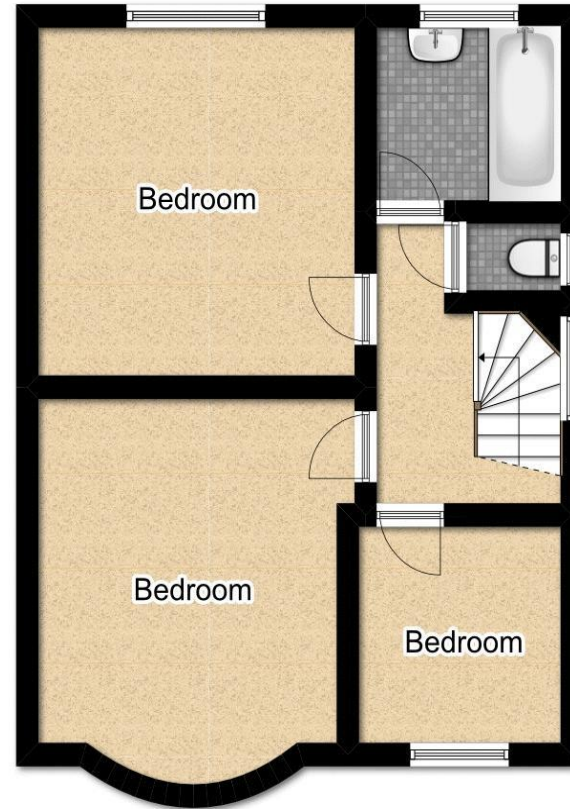
Enclosed garden with patio the remainder being predominantly laid to lawn and bounded on two sides by herbaceous borders.

#### 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. 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



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of windows, doors and any other items and their position are approximate.  
No responsibility is taken for any error, omission or misstatement.  
This plan is for illustrative purposes only and should be used as such by any interested party.



Address: 3 Whitley Court Road, BIRMINGHAM, B32 1EZ  
RRN: 8693-6127-6450-6473-5922

Energy Efficiency Rating		Environmental Impact (CO2) Rating		
	Current	Potential		
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO2 emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		85	(81-91) <b>B</b>	82
(69-80) <b>C</b>			(69-80) <b>C</b>	
(55-68) <b>D</b>	60		(55-68) <b>D</b>	
(39-54) <b>E</b>			(39-54) <b>E</b>	54
(21-38) <b>F</b>			(21-38) <b>F</b>	
(1-20) <b>G</b>			(1-20) <b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales	

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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