



**humberstones**  
homes

139 HURST GREEN ROAD, HALESOWEN, WEST MIDLANDS, B62 9QF  
**Monthly Rental Of £700**



### LOCATION

The property is located in the residential area of Halesowen in the sought after district of Hurst Green. It is close to bus routes, nearby train station, local shops & amenities, along with motorway access at both junctions 2 & 3 of the M5. The property can be found on the corner of Hurst Green Road and Roundhills Road identified by the agents TO LET board.

### DESCRIPTION

This modern 3 bed home is available from the mid/end September & comes unfurnished. The accommodation briefly comprises on the ground floor of an entrance hall, downstairs wc, lounge/dining room, fitted kitchen. On the first floor is a landing, three bedrooms, master with ensuite, bathroom. There is a low maintenance rear garden and secure gated residents carpark. Benefits from gas central heating & UPVC double glazing. NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details.. EPC rating: C

### Entrance Hall

Having laminate flooring, single panel radiator, stairs to first floor landing, ceiling light point, doors to kitchen, lounge/diner and DWC.

### Downstairs WC

Front Facing - Having vinyl flooring and fitted with low flush WC, hand basin, single panel radiator and ceiling light point.

### Lounge/Diner 16' 5" max x 14' 5" average (5.00m x 4.39m)

Dual aspect - Having two single panel radiators, two ceiling light points, large understairs store, and UPVC french doors to rear garden.

### Kitchen 10' 0" x 8' 2" (3.05m x 2.49m)

Rear Facing - Having vinyl flooring and fitted with range of wall and base units with heat resistant work surfaces over, courtesy tiling, inset stainless steel sink, built in electric oven with gas hob over and cooker hood above, plumbing for washing machine, space for fridge freezer, single panel radiator, concealed wall mounted gas central heating boiler, six recessed ceiling lights and part glazed door to garden.

### First Floor Landing

Front Facing - Having doors to bedrooms and bathroom, single panel radiator, airing cupboard housing hot water cylinder, ceiling light point and access to loft.

### Master Bedroom 9' 3" x 8' 3" (2.82m x 2.51m)

Rear Facing - Having two fitted double wardrobes, single panel radiator, ceiling light point and door to ensuite shower room.

### En-suite Shower Room

Having vinyl flooring and fitted with white suite comprising, low flush WC, pedestal wash hand basin, shower cubicle with mixer shower, single panel radiator and ceiling light point.

### Bedroom 2 9' 5" x 8' 6" (2.87m x 2.59m)

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

### Bedroom 3 8' 8" minimum x 6' 0" (2.64m x 1.83m)

Front Facing - Having built in wardrobe, single panel radiator and ceiling light point.

### Bathroom 7' 3" x 6' 2" (2.21m x 1.88m)

Front Facing - Having vinyl flooring, part tiling to walls and fitted with white suite comprising paneled bath with shower tap, low flush WC, pedestal wash hand basin, single panel radiator, ceiling light point and extractor.

### Front garden

Set back behind feature fence with gate having graveled frontage.

### Rear Garden

Low maintenance rear garden with southerly aspect, having a mixture of paving and slate chippings with flower border and gate to secure residents parking beyond having electric gate, with one allocated parking space.

### Holding Deposit & In Tenancy Fees

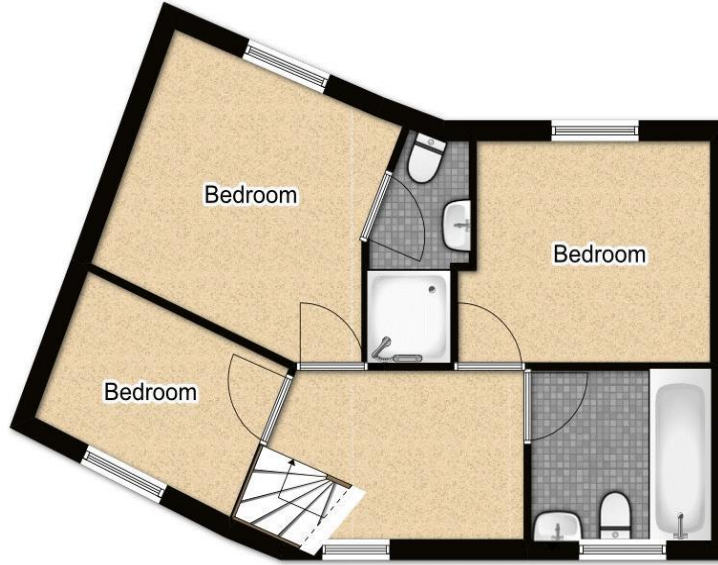
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy 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 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



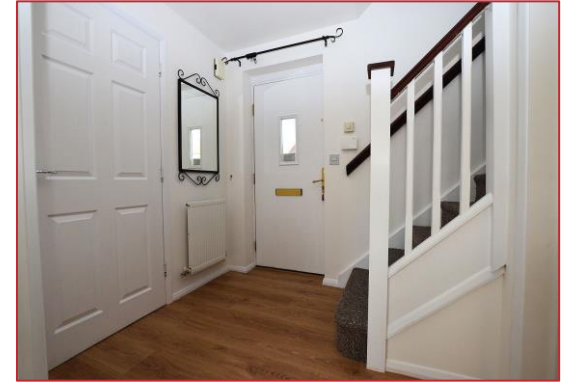


### Ground Floor

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.



### First Floor



Energy Performance Certificate												
139, Hurst Green Road, HALEBOWEN, B82 9QP		Reference number: 8306-7924-4360-1306-7802										
Building type: Full service house		Type of assessment: EPCAF existing dwelling										
Date of assessment: 08 April 2016		Total floor area: 87 sqm										
Date of certificate: 10 April 2016												
Use this document for: • To compare current ratings of properties to see which properties are more energy efficient • To identify current ratings of property and energy saving by installing improvement measures												
Estimated energy costs of dwelling for 3 years:		£ 1,680										
Over 3 years you could save:		£ 207										
Estimated energy costs of this house												
	Current costs	Potential costs	Potential future savings									
Lighting	£ 240 over 3 years	£ 147 over 3 years	<div style="display: flex; align-items: center;"> <div style="border: 1px solid green; padding: 2px;">Your rating</div> <div style="margin-left: 10px;">£ 207 over 3 years</div> </div>									
Heating	£ 1,052 over 3 years	£ 1,150 over 3 years										
Hot Water	£ 348 over 3 years	£ 278 over 3 years										
Totals	£ 1,640	£ 1,475										
These figures show how much the average household would spend in this property for heating, lighting and hot water (plus electricity energy use for running appliances like TVs, computers and clocks, and any electricity powered appliances).												
Energy Efficiency Rating												
<table border="0"> <tr> <td style="text-align: center;"> <table border="1"> <tr> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> <tr> <td>A</td> <td style="text-align: center;">G</td> <td style="text-align: center;">C</td> </tr> </table> </td> <td colspan="2"> <p>The graph shows the current energy efficiency of your house.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommended measures on page 8.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is level G (rating 60).</p> </td> </tr> </table>				<table border="1"> <tr> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> <tr> <td>A</td> <td style="text-align: center;">G</td> <td style="text-align: center;">C</td> </tr> </table>	Energy rating	Current	Potential	A	G	C	<p>The graph shows the current energy efficiency of your house.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommended measures on page 8.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is level G (rating 60).</p>	
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Energy rating	Current	Potential										
A	G	C										
<b>TOP TIPS - things you can take to save money and make your house more efficient</b>												
Recommended measure	indicative cost	Typical savings over 3 years	Available with Green Deal									
1. Low energy lighting for all fixed outlets	£36	£ 21	Yes									
2. Solar water heating	£4,000 - £6,000	£ 28	Yes									
3. Solar photovoltaic panels: 2.5 kWp	£5,000 - £8,000	£ 766	Yes									
<small>To find out more about the recommendations on this page, and other actions you could take today to save money, visit <a href="#">www.direct.gov.uk/energy/cup/step103</a> (the Government's online tool). The Green Deal only allows you to make your house warmer and cheaper to run at its up-front cost.</small>												

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.



