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homes

FLAT 6, 14 CLENT WAY, BARTLEY GREEN, BIRMINGHAM, B32 4NW
Monthly Rental Of £595





LOCATION

Clent Way can be found on the outskirts of the residential area of Bartley Green, giving access to local shops & amenities as well as bus routes into Birmingham and motorway access at Junction 3 of the M5. The flat itself can be located by turning off Kitwell Lane into the development.

DESCRIPTION

This is a spacious top floor flat that comes unfurnished and is available from late March. It comprises of an entrance porch, entrance hall, lounge, kitchen, 2 double bedrooms & a bathroom. It benefits from electric heating & double glazing. NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details. EPC rating: E

Front door leads to Entrance Hall

Tiled flooring, night storage heating, intercom phone, access to roof space, doors to lounge, both bedrooms and bathroom

Lounge 13' 10" x 12' 9" max (4.21m x 3.88m)

Front facing, night storage heater, pendent ceiling light, door to kitchen

Kitchen 11' 4" x 7' 9" (3.45m x 2.36m)

Front facing, one and half bowl sink unit, work surfacing with splash tiling, built in oven, hob and cooker hood, floor & wall mounted units, part tiled walls, ceiling light

Bedroom One 12' 9" x 10' 3" max into wardrobe recess (3.88m x 3.12m)

Side facing, built in double wardrobe, wall mounted electric heater, ceiling light

Bedroom Two 11' 6" x 8' 0" max into wardrobe recess (3.50m x 2.44m)

Rear facing, built in double wardrobe, wall mounted electric heater, pendent ceiling light

Bathroom

Side facing, fitted with a white suite, panel bath with electric shower over, pedestal wash hand basin, WC, fully tiled walls, tiled flooring, ceiling light



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 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	46	(39-54) E	46
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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