



humberstones
homes

101 STOURBRIDGE ROAD, FAIRFIELD, BROMSGROVE, WORCESTERSHIRE, B61 9LY
Monthly Rental Of £895





LOCATION

Fairfield is a delightful village situated just north of Bromsgrove close to other villages, Junction 4 of the M5 motorway, and the A491. The property itself can be found just along from the local Post Office as indicated by the agent's To Let board.

DESCRIPTION

This semi-detached family home is available now & comes unfurnished. It comprises on the ground floor of an entrance hall, lounge, dining room, extended kitchen & downstairs WC. On the first floor is a landing, 3 bedrooms & refitted bathroom with a white suite. There is a driveway to the front giving off road parking for several cars & to the rear is an extensive lawned garden overlooking open fields. The property benefits from gas central heating & double glazing being fitted. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: D

Part glazed UPVC door leads to entrance hall:

Entrance Hall

Single panel radiator, stairs to first floor, downlighters, doors to lounge, dining room & d/s WC

Lounge 13' 4" into bay x 11' 0" max chimney recess (4.06m x 3.35m)

Front facing, feature fireplace, wood laminate flooring, double panel radiator, pendent ceiling light, glazed door to dining room

Dining Room 12' 1" max chimney recess x 11' 6" (3.68m x 3.50m)

Feature fire surround, wood laminate flooring, double panel radiator, pendent ceiling light, arch to kitchen

Kitchen 16' 5" x 8' 1" (5.00m x 2.46m)

Rear facing, one & half bowl stainless steel sink unit, work surfacing with splash tiling, Range style cooker with stainless steel cooker hood over, plumbing for washing machine, floor & wall mounted units, lighting, UPVC glazed double doors to rear garden

D/S WC

Side facing window, WC, wash hand basin with vanity cupboards below, wall mounted Worcester combination boiler, double panel radiator, ceiling light

First Floor Landing

Side facing window, 6 downlighters, doors to all first floor rooms

Bedroom One 11' 6" x 10' 4" (3.50m x 3.15m)

Front facing, wood laminate flooring, single panel radiator, pendent ceiling light

Bedroom Two 11' 6" x 9' 0" plus door recess (3.50m x 2.74m)

Rear facing, wood laminate flooring, single panel radiator, pendent ceiling light

Bedroom Three 8' 5" x 7' 3" (2.56m x 2.21m)

Rear facing, wood laminate flooring, single panel radiator, access to roof space, pendent ceiling light

Bathroom

Front facing, fitted with a white suite, panel bath with shower over & shower screen to side, WC, wash hand basin with vanity cupboards, heated towel rail/radiator, 3 downlighters

Front Garden

To the front of the property is a driveway giving off road parking for several vehicles.

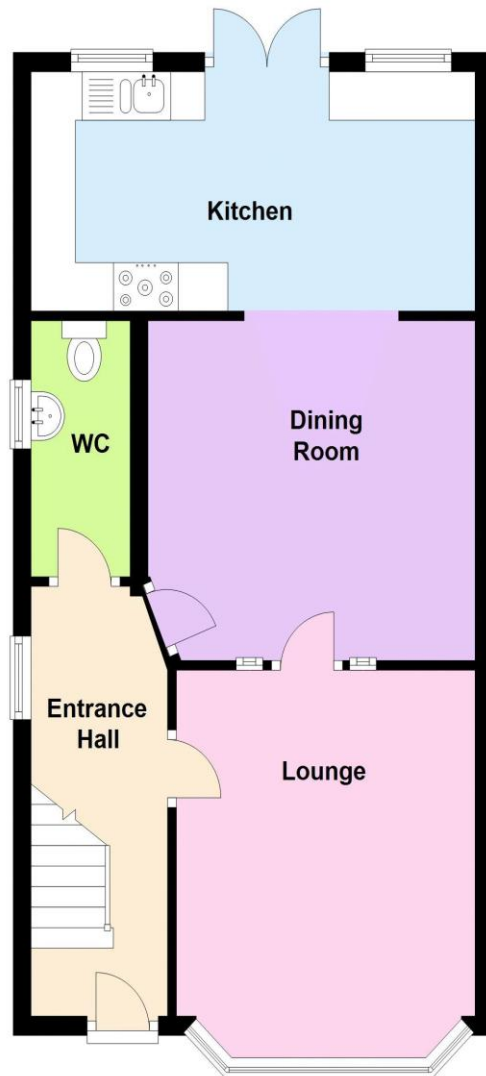
Rear Garden

There is an extensive garden to the rear with views over open fields. A lovely wooden decked patio can be found immediately beyond the kitchen doors. PLEASE NOTE that the Landlord has instructed a gardener to make monthly visits and therefore a tenant will need to accommodate this at all times. There is also a fenced off area at the head of the garden and this is strictly not accessible.

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. 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.

Ground Floor



First Floor



Energy Rating

Most energy efficient - lower running costs

(92 plus) **A**

(81 - 91) **B**

(69 - 80) **C**

(55 - 68) **D**

(39 - 54) **E**

(21 - 38) **F**

(1 - 20) **G**

Not energy efficient - higher running costs

CURRENT

63

POTENTIAL

83

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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