



53 THORNHURST AVENUE, QUINTON, BIRMINGHAM, B32 2AZ
Monthly Rental Of £825





LOCATION

Thornhurst Avenue is well positioned offering convenient access to local shops and businesses on Hagley Road West, local schools, a Tesco's supermarket on Ridgacre Road Road, bus routes into Birmingham City Centre, motorway access at junctions 2 and 3 of the M5, and lies just across from the Harborne border. It can be found by turning left off Ridgacre Road into Wolverhampton Road South then left into Thornhurst Avenue where the property can be found as indicated by the agent's TO LET board

DESCRIPTION

This well proportioned and presented terraced home is available from the beginning of December subject to referencing lead times and comes unfurnished. It comprises on the ground floor of an entrance porch, hall, modern kitchen & lounge/diner. On the first floor is a landing, 2 double bedrooms & a bathroom. There are gardens to the front and rear. The property benefits from gas central heating and upvc double glazing. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. Council Tax Band: B - EPC rating: D

Composite part glazed front door leads to Entrance Porch

Having laminate flooring and housing meter cupboards, ceiling light point and glazed wooden door to Entrance Hall.

Entrance Hall

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

Kitchen 8' 5" x 6' 10" (2.56m x 2.08m)

Front Facing - Having laminate flooring and fitted with range of wall and base units with work-surfaces over, courtesy tiling, built in electric oven with gas hob over and cooker hood above, plumbing for washing machine, space for fridge freezer, wall mounted combination gas central heating boiler and ceiling light point.

Lounge/Diner 13' 1" x 15' 5" max (3.98m x 4.70m)

Rear Facing - Having feature fire surround with electric fire, single panel radiator, under-stairs store, ceiling light point and door rear patio and garden.

First Floor Landing

Having doors to bedrooms and bathroom ceiling light point and access to loft space.

Bedroom One 13' 0" x 9' 10" (3.96m x 2.99m)

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

Bedroom Two 10' 0" min x 7' 7" (3.05m x 2.31m)

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

Bathroom

Having vinyl flooring and fitted with white suite comprising paneled 'P' shaped bath with shower tap attachment and screen, low flush wc, pedestal wash hand basin, part tiling to walls, extractor and ceiling light point.

Frontage

Having low maintenance pave frontage over looking green space with communal parking.

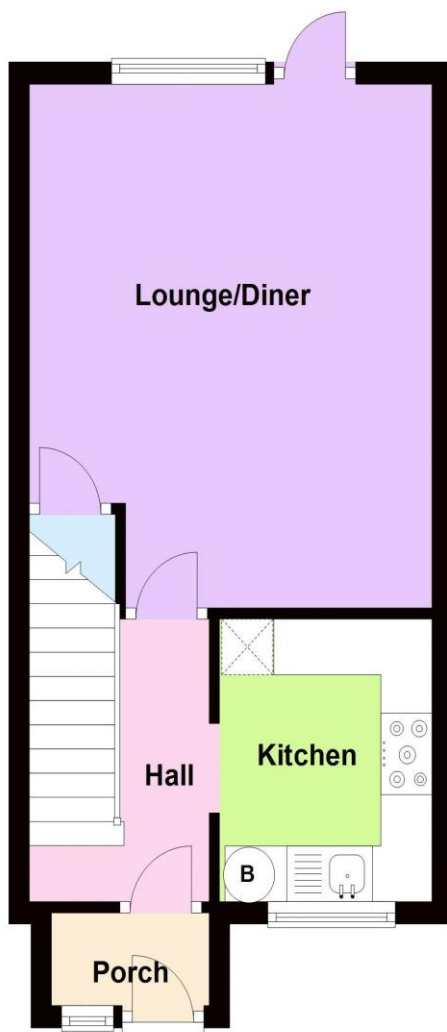
Rear Garden

Having paved patio area and brick store the remainder being predominantly laid to lawn bounded by herbaceous borders.

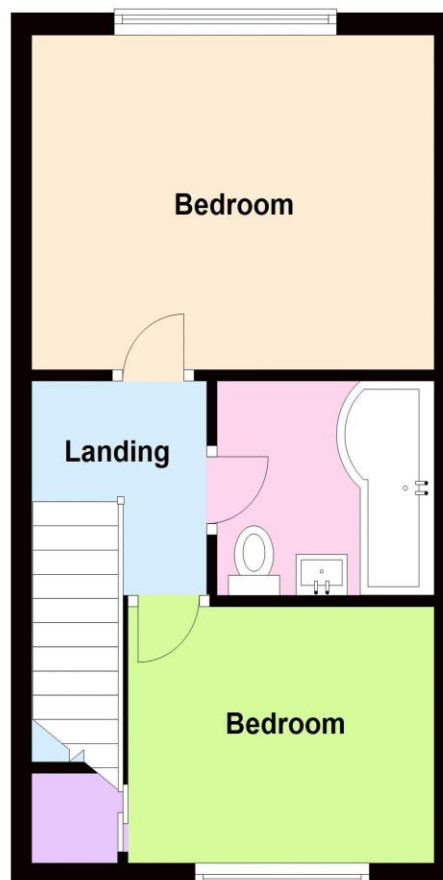
Holding Deposit & In Tenancy Charges

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.

Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	87
(69-80) C		(69-80) C	70
(55-68) D	68	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
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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