



humberstones
homes

33 LOWER WHITE ROAD, QUINTON, BIRMINGHAM, B32 2RT
Monthly Rental Of £750



LOCATION

Situated in a popular tree lined road in the residential area of Quinton close to a local Tesco Superstore and other shops and businesses, bus route into Birmingham and motorway access at junction 3 of the M5. The property can be found by leaving the agents office and turning right onto Hagley Road West, right onto Stoney Lane and then continue along Ridgacre Road for some distance. On reaching the roundabout turn right onto Worlds End Lane and at the following roundabout turn left onto Lower White Road where the property can be found on the right hand side as indicated by the agents TO LET board.

DESCRIPTION

This extended well proportioned semi-detached home is available now subject to referencing and comes unfurnished. It benefits from both a driveway and rear garage. The accommodation briefly comprises on the ground floor of entrance porch, open plan dining hall, lounge and extended kitchen. On the first floor there is a landing two double bedrooms and bathroom. Externally to the rear there is an enclosed garden with southerly aspect having patio area the remainder being predominantly laid to lawn. To the far end is the garage accessed from a gated service road beyond. The property benefits from UPVC double glazing and gas central heating. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC Rating: D

UPVC double doors lead to Entrance Porch

Having tiled floor wall light point and part glazed upvc doo to dining hall.

Dining Hall 18' 6" x 6' 5" (5.63m x 1.95m)

Front Facing - Having laminate flooring double panel radiator, stairs to first floor landing, store, two ceiling light points and doors to lounge and kitchen.

Lounge 21' 5"max x 9' 5" (6.52m x 2.87m)

Dual Aspect - Having feature fireplace with electric fire, single panel radiator, ceiling light point and double doors to kitchen.

Kitchen 14' 5" x 6' 4" (4.39m x 1.93m)

Rear Facing - Having tiled floor and fitted with comprehensive range of wall and base units with work surfaces over, inset sink unit, built in electric double oven, electric hob with cooker hood above, integrated fridge and freezer, plumbing for washing machine, electric plinth heater, nine recessed ceiling lights and double doors to decked patio.

First Floor Landing

Side Facing - Having ceiling light point and doors to bedrooms and bathroom.

Bedroom One 14' 1"max x 12' 1"max (4.29m x 3.68m)

Front Facing - Having single panel radiator, ceiling light point and walk in cupboard housing worcester bosch combination gas central heating boiler.

Bedroom Two 10' 0" x 9' 4" (3.05m x 2.84m)

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

Bathroom

Rear Facing - Having laminate flooring and fitted with white suite comprising paneled bath with screen and shower tap attachment, low flush wc, pedestal wash hand basin, part tiling to walls, heated towel rail, five recessed ceiling lights and access to loft space.

Front Garden

To the front of the property there is a block paved driveway with parking for two cars and side access to rear garden.

Rear Garden

Delightful generously proportioned enclosed garden boasting southerly aspect. Having decked and paved patio area, the remainder being predominantly laid to lawn with herbaceous borders and garage to far end.

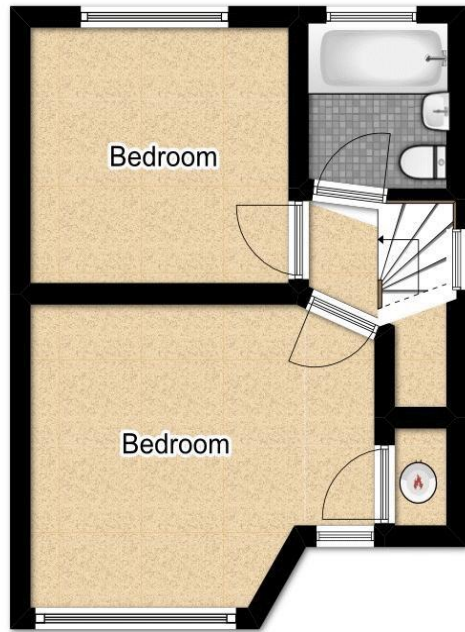
Garage 15' 11" x 11' 11" (4.85m x 3.63m)

Having up and over door power and light. This is access from secure gated service road.

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.



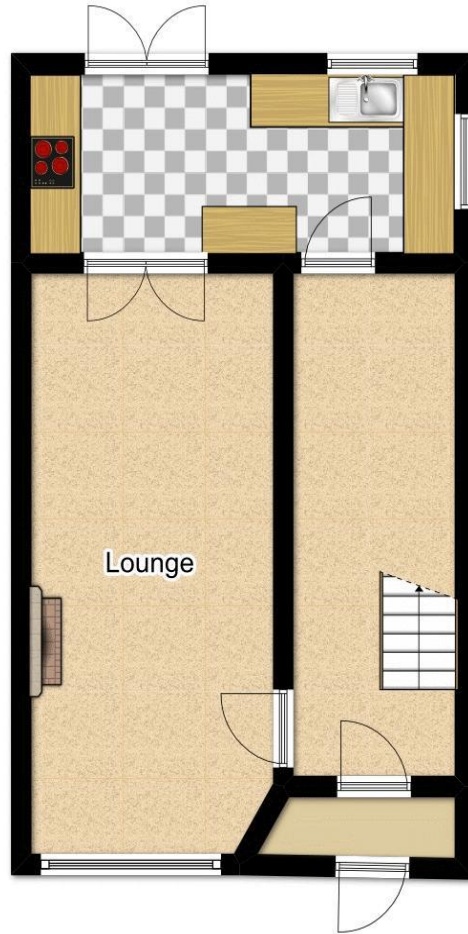


First Floor

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.



Ground Floor



Energy Performance Certificate

33, Lower White Road, Quinton, BIRMINGHAM, B32 2PT
 Dwelling type: Semi-detached house Reference number: 8152-0056-9429-1007-0133
 Date of assessment: 15 September 2017 Type of assessment: EPC/AP existing dwelling
 Date of certificate: 17 December 2017 Total floor area: 71 sq ft

Use this document for:
 • Compare current energy costs of properties to see which properties are more energy efficient
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Estimated energy costs of dwelling for 3 years:	£ 2,856
Over 3 years you could save	£ 993

Estimated energy costs of this house		Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 150 over 3 years	You could save £ 993 over 3 years
Heating	£ 2,274 over 3 years	£ 1,700 over 3 years	
Hot Water	£ 300 over 3 years	£ 213 over 3 years	
Totals	£ 2,856	£ 1,863	

These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years on a standard energy rated (D) individual household. This includes average use for electrical appliances, lighting, heating and hot water. Savings are based on standard assumptions about occupancy and energy use and only cost related to energy generated by the property.

Energy Efficiency Rating

Current	Potential

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The EPC rating shown here is based on standard assumptions about occupancy and energy use and only cost related to energy generated by the property.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£800 - £1,000	£ 76	
2 Internal or external wall insulation	£4,000 - £14,000	£ 546	
3 Floor insulation (suspended floor)	£800 - £1,200	£ 105	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.humberstoneshomes.co.uk or call 0121 796 0078 (Monday-Friday 9am-5pm). The Green Deal now allows you to make your home warmer and cheaper to run.

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