



humberstones
homes

56 WESTBOURNE ROAD, HALESOWEN, WEST MIDLANDS, B62 9NF
Monthly Rental Of £850



LOCATION

Can be found in the residential area of Halesowen just off Hagley Road West and Halesowen Road, giving excellent access to local shops and businesses, bus routes into Birmingham City Centre and the other way into Halesowen town centre as well as motorway access at junction 3 of the M5. The property can be found by turning off Halesowen Road into Narrow Lane and taking the first left into Westbourne Road where the property can be found on the right hand side.

DESCRIPTION

This unfurnished 4/5 bedroom house is available from the 1st week of January 2022 and can be found in a cul-de-sac position just off the Halesowen Road. The accommodation briefly comprises on the ground floor of an entrance hall, 25ft lounge, kitchen diner and sitting room/bed 5 with shower room off. On the first floor there is a landing, four bedrooms and family bathroom. To the front of the property there is a driveway with parking and to the rear a lawned garden. The property benefits from gas central heating (combi boiler) and upvc double glazing. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: E

Part glazed upvc door leads to Entrance Hall

Having stairs to first floor landing, single panel radiator, wall light point ceiling light point and doors do lounge & sitting room/bedroom 5.

Lounge 25' 3"max x 16' 3"max (7.69m x 4.95m)

Dual Aspect - Having feature fire surround, laminate flooring, two single panel radiators, two wall light points, two ceiling light points, under stairs store and double doors to kitchen/diner.

Kitchen/Diner 21' 1" x 9' 8" (6.42m x 2.94m)

Rear Facing - Having range of wall and base units with work surfaces over, inset sink unit, courtesy tiling integrated, dishwasher, washing machine and tumble dryer (left on non repairing basis). Built in electric double oven, gas hob with cooker hood above, space for fridge freezer, wall mounted combination gas central heating boiler, tiled floor, single panel radiator, ten recessed ceiling lights, one ceiling light point, double doors to rear garden and door to side passage.

Side Passage

Having tiled floor, ceiling light point and access to rear garden and doors to sitting room/bedroom 5 and downstairs shower room.

Downstairs Shower Room

Fitted with corner double shower cubicle with electric shower low level wc, pedestal wash hand basin, heated towel rail and tiled floor and walls.

Sitting Room/Bedroom 5 16' 7" x 8' 2" (5.05m x 2.49m)

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

First Floor Landing

Having doors to bedrooms and bathroom, fitted shelving, access to loft space and wall light point.

Bedroom One 14' 5"max x 10' 2"max (4.39m x 3.10m)

Front Facing - Having fitted wardrobes, double panel radiator and ceiling light point.

Bedroom Two 14' 0"max x 8' 2"max (4.26m x 2.49m)

Front Facing - Having double panel radiator and ceiling light point.

Bedroom Three 10' 7" x 10' 0"max (3.22m x 3.05m)

Rear Facing - Having fitted wardrobes, laminate flooring, single panel radiator and ceiling light point.

Bedroom Four 8' 11"max x 6' 0"max (2.72m x 1.83m)

Front Facing - Including stair bulkhead, having fitted cupboards, laminate flooring, single panel radiator and ceiling light point.

Bathroom 7' 5" x 5' 10" (2.26m x 1.78m)

Rear Facing - Having corner bath with shower tap attachment, low level wc, pedestal wash hand basin, tiled floor and walls, single panel radiator and ceiling light point.

Frontage

To the front of the property there is a block paved driveway with parking for multiple vehicles.

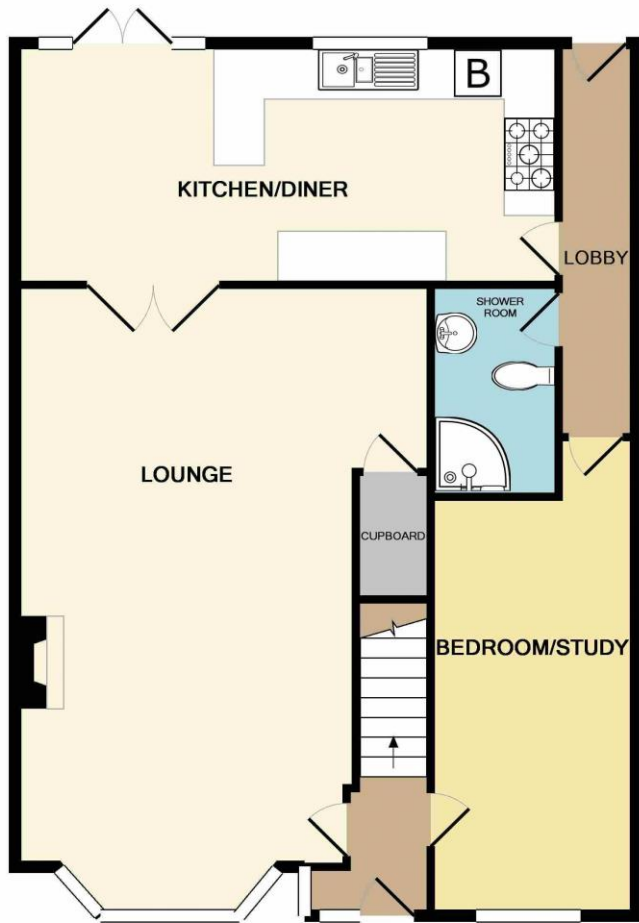
Rear Garden

Well proportioned, having paved patio area the remainder being predominantly laid to lawn.

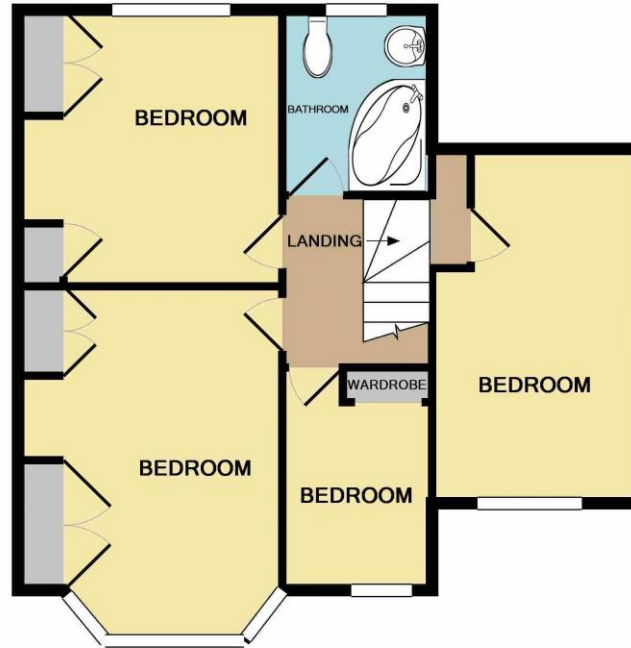
Holding Deposit & In Tenancy Fees

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.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address: 56 Westbourne Road, HALESOWEN, West Midlands, B62 9NF
RRN: 0951-2883-7159-9198-6055

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 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	52	(39-54) E	43
(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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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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