



humberstones
homes

93 ATTINGHAM DRIVE, DUDLEY, WEST MIDLANDS, DY1 3HW
Monthly Rental Of £825





DESCRIPTION

This well presented, modern 3 bed end terraced home which comes with parking, is available from early September & comes unfurnished. The accommodation briefly comprises of an entrance hall, lounge, kitchen/diner and downstairs wc. At first floor level there are three well proportioned bedrooms and bathroom. Externally there are gardens to front and rear and an allocated parking space. It benefits from gas central heating & UPVC double glazing. Subject to holding deposit - see our website for more details. Council tax band: B - EPC rating: C

Part glazed composite door leads to Entrance Hall

Entrance Hall

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

Lounge 15' 7" x 11' 7" (4.75m x 3.53m)

Front Facing - Having laminate flooring,, double panel radiator, ceiling light point and door to kitchen/diner.

Kitchen/Diner 13' 4" x 10' 5" (4.06m x 3.17m)

Rear Facing - Having tiled floor and fitted with range of wall and base units with worksurfaces over, courtesy tiling, inset sink, built in electric oven with gas hob over and cooker hood above, plumbing for washing machine, space for fridge freezer, double panel radiator, ceiling light point concealed wall mounted boiler and doors to understairs store and rear entrance hall.

Rear Entrance

Having tiled floor, ceiling light point and doors to rear garden and downstairs wc.

Downstairs WC

Having tiled floor, low flush wc, wash hand basin, single panel radiator, extractor and ceiling light point.

First Floor Landing

Having doors to bedrooms and bathroom, access to loft space, ceiling light point, single panel radiator and airing cupboard housing the hot water tank.

Bedroom One 15' 4" x 8' 4" (4.67m x 2.54m)

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

Bedroom Two 14' 1" x 8' 4" (4.29m x 2.54m)

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

Bedroom Three 11' 3" x 6' 10" (3.43m x 2.08m)

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

Bathroom

Front Facing - Having laminate flooring, paneled bath with electric shower over and screen, low flush wc, pedestal wash hand basin, double panel radiator, part tiling to walls, extractor and ceiling light point.

Front Garden

To the front of the property there is a small garden with access to the rear and allocated parking space closeby.

Rear Garden

Enclosed rear garden having lawn patio and borders. Beyond here there are steps down to a further garden area NOT FOR THE USE OF TENANTS.

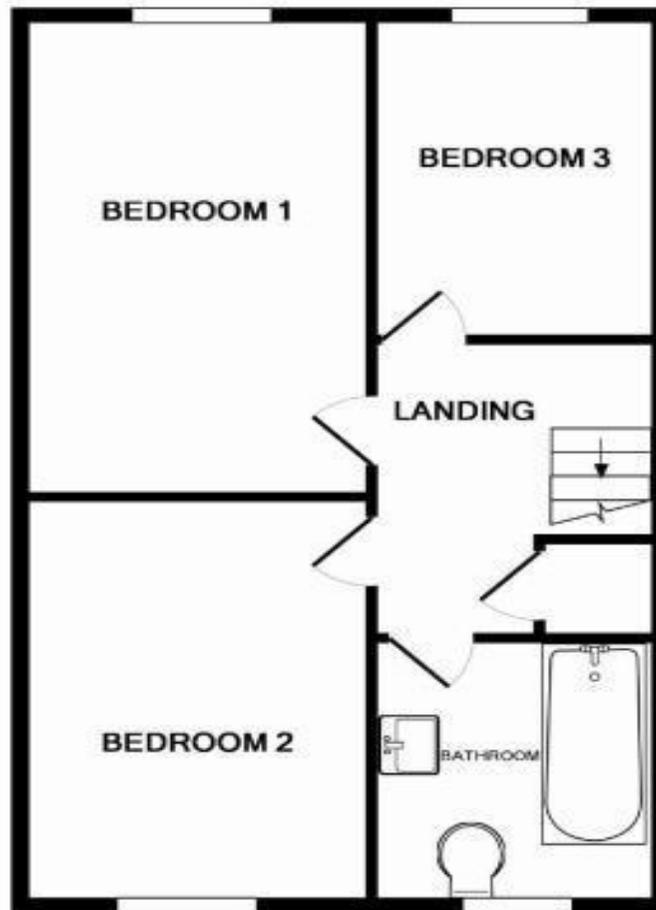
Holding Deposit & Fees

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.





GROUND FLOOR



1ST FLOOR



61 ATTINGHAM DRIVE, DY1 3HW
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2016

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		(39-54) E	
(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			
		76	80
		73	78
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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ – 0121 796 0078 – lettings@humberstoneshomes.co.uk



