



humberstones
homes

158 MILCOTE ROAD, BEARWOOD, WEST MIDLANDS, B67 5BW
Monthly Rental Of £895





LOCATION

Milcote Road is a popular residential Road and is handy for all shopping facilities and amenities available within Bearwood Town Centre. This property is close to Lightwoods Park, whilst the local major road network enables commuting to Birmingham City Centre and further to the surrounding area. The property can be located travelling from Bearwood Town Centre into St Marys Road then turn right into Milcote Road where the property is situated a short distance along on the left hand side as indicated via the agents To Let board.

DESCRIPTION

This traditional terraced home can be found in the heart of Bearwood. It comes unfurnished and is available from mid January on an initial 12 month tenancy, subject to referencing. It comprises on the ground floor of an entrance porch, entrance hall, lounge, dining room & kitchen. On the first floor is a landing, 2 double bedrooms, WC & bathroom. There is a lovely westerly facing garden to the rear. Gas central heating is fitted. NO STUDENT OR SMOKERS Subject to holding deposit - see our website for more details. Council Tax Band: B - EPC Rating: E

Front door to entrance porch

Entrance Porch

Tiled flooring, door to entrance hall

Entrance Hall

Pendent ceiling light, stairs to first floor, doors to lounge & dining room

Lounge 13' 2" into bay x 10' 4" (4.01m x 3.15m)

Front facing, feature open grate fireplace, double panel radiator, pendent ceiling light, folding doors to dining room

Dining Room 12' 0" x 10' 4" max chimney recess (3.65m x 3.15m)

Rear facing, wood flooring, double panel radiator, pendent ceiling light, door to kitchen

Kitchen 16' 6" x 7' 5" (5.03m x 2.26m)

Side facing, one and half bowl sink unit, work surfacing with splash tiling, floor & wall mounted units, built in oven, hob & cooker hood, plumbing for washing machine, wall mounted Worcester boiler, laminate tiled flooring, walk in understairs cupboard, ceiling light, door to rear garden. PLEASE NOTE the Aga is not to be used and is just for decorative purposes

First Floor Landing

Overstairs cupboard, pendent ceiling light, doors to all first floor rooms



Bedroom One 15' 9" x 11' 0" (4.80m x 3.35m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Two 11' 10" x 10' 0" (3.60m x 3.05m)

Rear facing, single panel radiator, pendent ceiling light

WC

Side facing, WC, ceiling light

Bathroom

Rear facing, shower cubicle with Triton shower over, panel bath, pedestal wash hand basin, laminate flooring, single panel radiator, ceiling light

Front Garden

To the front is a small shrubbed foregarden with a path leading to the house

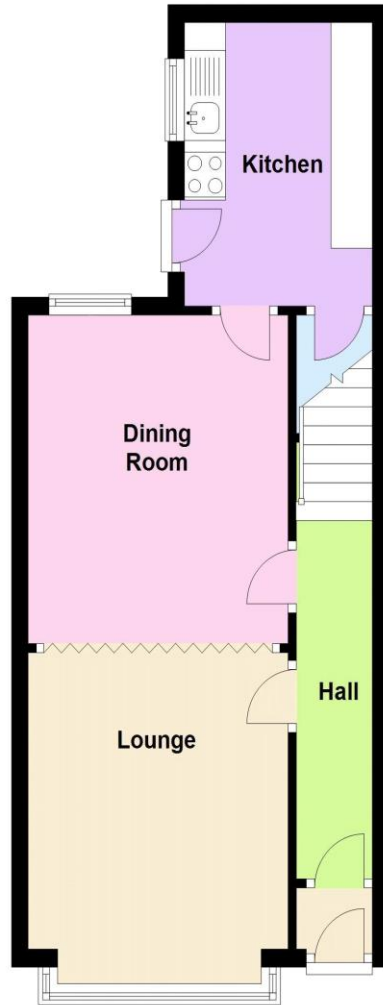
Rear Garden

A gated side access leads to an extensive westerly facing garden with patio area, outbuilding/sheds and a lawned area with established trees and plants.

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

Ground Floor



First Floor



Energy Performance Certificate HM Government

158, Mickle Road, BMEYTHICK, B67 5BW
 Dwelling type: Flat/apartment house
 Date of assessment: 28 January 2014
 Date of certificate: 28 January 2014
 Reference number: R054-7929-1070-6016-0326
 Type of assessment: EPC/AF existing dwelling
 Total floor area: 88 sq ft

Use this document to:
 - Compare current energy or properties to see which properties are more energy efficient
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 - Find out how and how much energy and how many heating improvement measures

Estimated energy costs of dwelling for 3 years: **£ 4,407**
Over 3 years you could save **£ 1,642**

Estimated energy costs of this house		Potential costs	Potential future savings
Lighting	£ 188 over 3 years	£ 188 over 3 years	
Heating	£ 3,960 over 3 years	£ 2,160 over 3 years	£ 1,800 over 3 years
Hot Water	£ 279 over 3 years	£ 203 over 3 years	£ 76 over 3 years
Totals	£ 4,427	£ 2,551	£ 1,876

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 rating for individual household types. This includes energy use for central heating, hot water, lighting and other electrical appliances.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band E (rating 65). The EPC rating shown here is based on standard assumptions about occupancy and energy use and only indicates how energy is consumed by individual buildings.

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

Recommended measure	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 1,200
2. Floor insulation	£300 - £1,200	£ 100
3. Draught proofing	£80 - £120	£ 92

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

To find out more about the recommended improvements and other actions you could take today to save money, visit www.gov.uk/energy-efficiency or call 0800 544 4344 (national landline cost). The crown copyright remains the property of Her Majesty's Stationery Office.

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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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