





### LOCATION

Stanmore Road can be found just off the Hagley Road in Edgbaston giving excellent access into Birmingham City Centre.

### DESCRIPTION

This ground floor flat is available 1st September & comes unfurnished. It comprises of a communal entrance hall leading to the flat which has lounge, 2 double bedrooms, galley style kitchen & shower room with white suite. It benefits from gas central heating and there is use of the communal garden to the rear. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: C

#### Communal Entrance Hall

Leads to the front door of Flat 2 which in turn leads to the lounge

#### Lounge 17' 8" max into bay x 15' 3" (5.38m x 4.64m)

Front facing, wood laminate flooring, double panel radiator, pendent ceiling light, doors to bedroom 2 and rear lobby

#### Bedroom Two 10' 7" x 9' 5" (3.22m x 2.87m)

Double panel radiator, pendent ceiling light

#### Inner Lobby

Door to bedroom 1 and leading to the kitchen

#### Bedroom One 13' 10" x 10' 3" (4.21m x 3.12m)

Side facing, double panel radiator, pendent ceiling light

#### Kitchen 19' 0" x 6' 0" (5.79m x 1.83m)

Rear facing, single drainer stainless steel sink unit, work surfacing with splash tiling, floor & wall mounted units, plumbing for washing machine, fridge freezer, cooker, washing machine, tiled flooring, double panel radiator, 2 ceiling lights, door to shower room, door to rear garden

#### Shower Room

Side facing, fitted with a white suite, shower cubicle, WC, pedestal wash hand basin, fully tiled. ceiling light

#### Communal Rear Garden

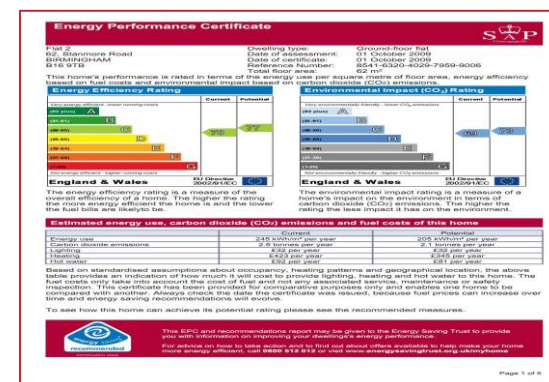
To the rear is use of a communal lawned garden with private aspect.



### 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 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.





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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