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homes

274 MONTAGUE ROAD, SMETHWICK, WEST MIDLANDS, B66 4PJ
Monthly Rental Of £795





LOCATION

The property can be found in the residential area of Smethwick close to its borders with Edgbaston & Cape Hill giving excellent access to Birmingham City Centre. By continuing along Montague Road there is a private cul-de-sac between some houses that leads to number 274.

DESCRIPTION

This modern semi-detached home is available from early July and comes unfurnished. It is set at the end of a private cul-de-sac off Montague Road siding onto a backdrop of established trees. It comprises on the ground floor of an entrance hall, kitchen & lounge diner. On the first floor is a landing, 2 double bedrooms & a bathroom. There are gardens to both the front and rear of the property as well as an extensive driveway giving off road parking for several vehicles. There is gas central heating & double glazing fitted. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. Council Tax Band: B. EPC rating: C

Front door leads to Entrance Hall

Single panel radiator, stairs to first floor, understairs cupboard, doors to kitchen & lounge diner

Kitchen 10' 4" x 6' 5" (3.15m x 1.95m)

Front facing, single drainer sink unit, work surfacing with splash tiling, built in oven & hob with cooker hood over, floor & wall mounted units, wall mounted Worcester Boiler, plumbing for washing machine, space for a fridge freezer, ceiling light

Lounge Diner 14' 0" x 13' 0" (4.26m x 3.96m)

Rear facing, double panel radiator, pendent ceiling light, patio doors to rear garden

First Floor Landing

Access to roof space, ceiling light

Bedroom One 13' 0" x 10' 0" (3.96m x 3.05m)

Rear facing, single panel radiator, built in wardrobe, ceiling light

Bedroom Two

Front facing, single panel radiator, overstairs cupboard, ceiling light

Bathroom

Side facing, panel bath with Mira Sport shower over, WC, pedestal wash hand basin, part tiled walls, ceiling light



Front Garden

To the front of the house is a lawned foregarden with tarmacadum driveway to the side giving off road parking for several cars. A gated side access leads to the rear garden

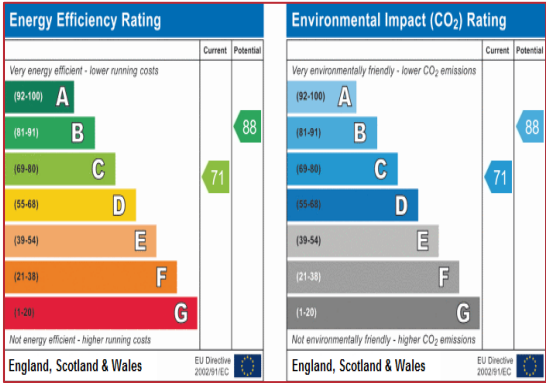
Rear Garden

To the rear is a lawned garden with a patio area.

Holding Deposit & In Tenancy Charges

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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