



humberstones
homes

6 THE HEATHLANDS, ROWLEY REGIS, WEST MIDLANDS, B65 0DF
Monthly Rental Of £750





LOCATION

The property is well positioned for local shopping facilities and amenities available within Blackheath town centre, along with buses,

DESCRIPTION

UNFURNISHED & AVAILABLE NOW. Well presented end terraced home with off road parking which is well positioned for local shopping facilities, public transport and accessible to Rowley Regis Train Station and junction two of the M5 motorway. The accommodation briefly comprises on the ground floor of an entrance porch, lounge and brand new modern fitted kitchen. At first floor level there is a landing, two bedrooms and modern shower room. To the front of the property there is parking and to the rear a enclosed low maintenance garden with sunny aspect. The property benefits from gas central heating (combi boiler) and UPVC double glazing. **NO PETS, NO STUDENTS, NO SMOKERS. NO PETS.** Subject to holding deposit - see our website for more details. Council Tax Band: B - EPC Rating: D

Entrance Porch

Having single panel radiator and part glazed wooden door to lounge.

Lounge 15' 1"max x 12' 2"max (4.59m x 3.71m)

Front Facing - Having stairs to first floor landing, feature fire surround (fire not operational), double panel radiator, ceiling light point, door to under stairs store and wc and door to kitchen.

Kitchen 12' 3" x 7' 3" (3.73m x 2.21m)

rear Facing - Fitted with range of wall and base units with work surfaces over, inset sink unit, courtesy tiling, has oven cooker, plumbing for washing machine, single panel radiator, ceiling light point and door to rear garden.

First Floor Landing

Having doors to bedrooms and bathroom, access to loft space and ceiling light point.

Bedroom One 11' 0" x 8' 11" (3.35m x 2.72m)

Front Facing - Having built in wardrobes housing wall mounted combination gas central heating boiler, separate storage cupboard, single panel radiator and ceiling light point.

Bedroom Two 11' 3" x 5' 10" (3.43m x 1.78m)

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

Shower Room 6' 1" x 5' 7" (1.85m x 1.70m)

Rear Facing - Having suite comprising shower cubicle with electric shower, low level wc, pedestal wash hand basin, tiled walls, double panel radiator and ceiling light point.

Rear Garden

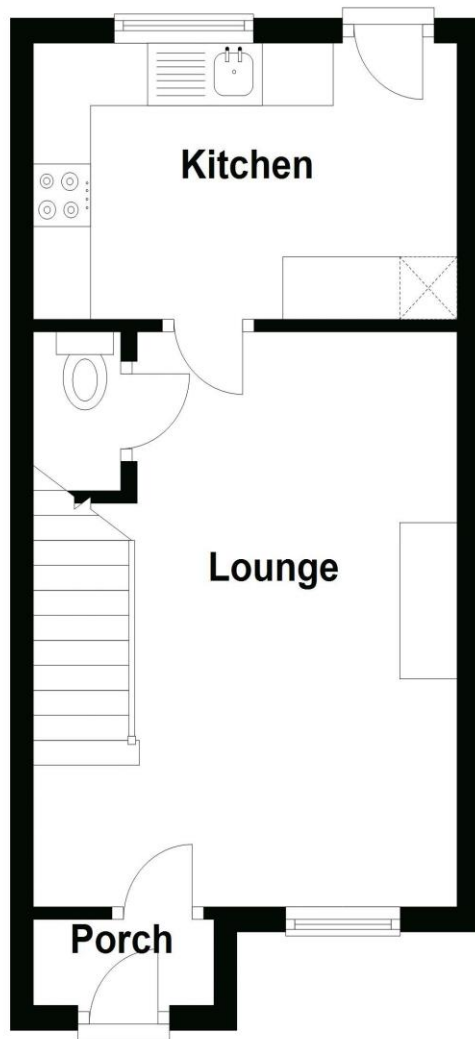
Enclosed low maintenance paved rear garden with sunny aspect.

Holding deposit and In Tenancy Fees

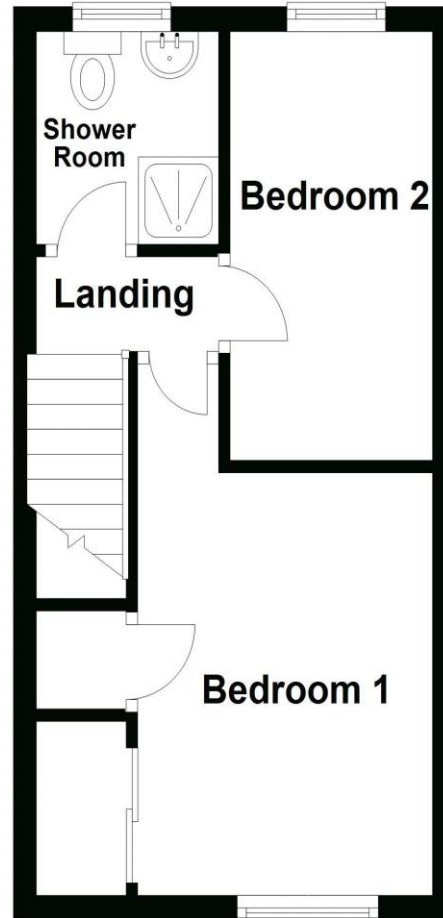
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right- to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy 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.



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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			(50-68) 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
		85	84
	64		61
England, Scotland & Wales	EU Directive 2002/91/EC	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



