



humberstones
homes

43 MONMOUTH ROAD, BARTLEY GREEN, BIRMINGHAM, B32 3NJ

Monthly Rental Of £575





LOCATION

Is located in the residential area of Bartley Green close to local schools, Newman University, shops, bus routes into Birmingham and M5 motorway. The property is situated near to both Bartley Reservoir and Senneleys Park and can be found by turning off the B4121 into Woodcock Lane which continues into Cromwell Lane, then turn right into Monmouth Road where the property can be found on the left hand side on the corner of Grazebrook Croft identified by the agents 'To Let' board.

DESCRIPTION

UNFURNISHED - AVAILABLE NOW & with Zero Deposit Scheme if required. Well presented first floor flat, redecorated throughout and with replacement carpets. The accommodation briefly comprises of two double bedrooms, large 18ft lounge/diner, kitchen, bathroom with shower and separate wc. It benefits from gas central heating (combi boiler) and upvc double glazing. EPC Rating: D. NO SMOKERS OR PETS. Subject to HALF PRICE referencing fees & administration fees - please see our website for full details including deposit amounts.

Communal Ground Floor Entrance

Having stairs to first floor landing.

First Floor Landing

Having part glazed upvc door to entrance hall.

Entrance Hall

Having single panel radiator, store, doors to all rooms and two ceiling light points.

Kitchen 13' 0" x 6' 7" (3.96m x 2.01m)

Rear Facing - fitted with range of wall and base units with work surfaces over, inset sink unit, courtesy tiling, built in electric oven with gas hob over and cooker hood above, washing machine (left on non repairing basis), space for fridge freezer, single panel radiator, vinyl flooring, ceiling light point and store housing wall mounted combination gas central heating boiler.

Lounge/Diner 18' 0" x 10' 1" (5.48m x 3.07m)

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

Bedroom One 14' 8" max x 9' 8" max (4.47m x 2.94m)

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

Bedroom Two 14' 8" x 7' 7" (4.47m x 2.31m)

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



Bathroom

Rear Facing - Having paneled bath with electric shower over and screen, pedestal wash hand basin, vinyl flooring, heated towel rail and ceiling light point.

Separate WC

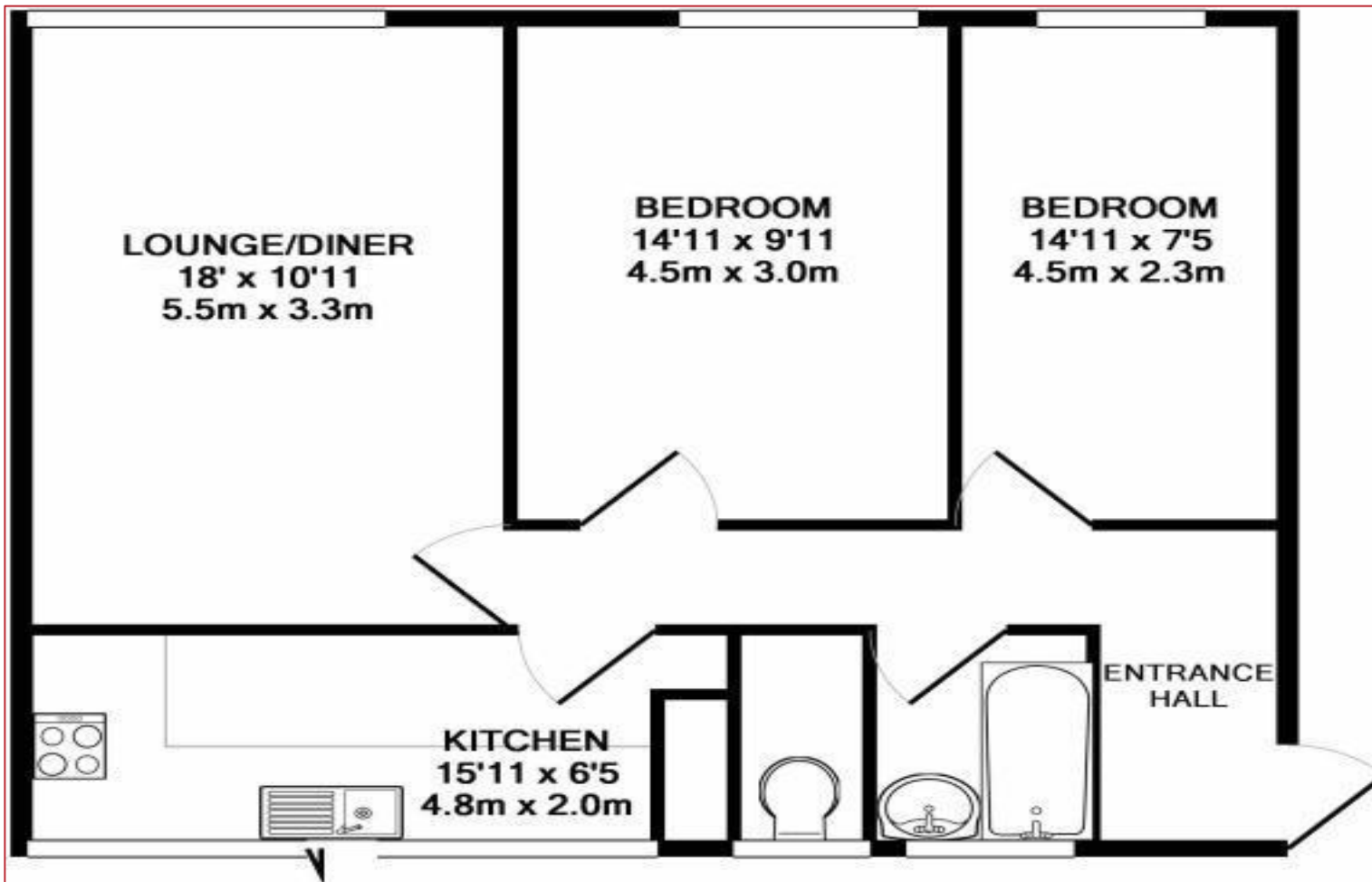
Rear Facing - Having low level wc, vinyl flooring and ceiling light point.

External

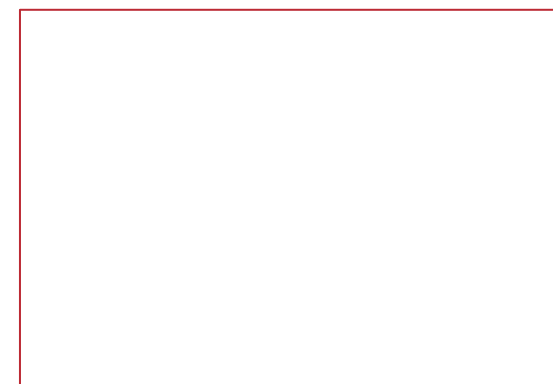
Having on street parking.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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