



15 GARRATT CLOSE, OLDBURY, WEST MIDLANDS, B68 9NU

Monthly Rental Of £595



LOCATION

The property occupies a pleasant cul-de-sac position upon this popular development and is handy for local amenities, facilities, and train station, whilst the local major road network enables commuting to the surrounding areas. Garratt Close can be located turning off Dog Kennel Lane into Starkie Drive, then continue for some distance bearing left into Garratt Close where the property can be found immediately on the right hand side.

DESCRIPTION

This is a lovely ground floor maisonette located in a cul-de-sac position and is available from the 1st week of January and comes unfurnished. It comprises of an entrance area leading to the lounge, kitchen, inner hall, bathroom with white suite & the double bedroom overlooking the rear. It benefits from electric heating & UPVC double glazing. There is a communal car park to the rear & a garden to the front. **NO STUDENTS, NO SMOKERS.** Subject to holding deposit - see our website for more details.. EPC rating: D

Part glazed UPVC front door leads to:

Entrance Area

Night storage heater, downlighter, leading to lounge

Lounge 15' 4" x 9' 2" (4.67m x 2.79m)

Front facing, wood laminate flooring, feature fire surround, pendent ceiling light, storage cupboard, door to inner hall & multi paned glazed door to kitchen

Kitchen 11' 9" x 5' 10" (3.58m x 1.78m)

Front facing, one & half bowl stainless steel sink unit, work surfacing with splash tiling, floor & wall mounted units, built in electric oven & hob, plumbing for washing machine, wood laminate flooring, ceiling light

Inner Hall

Doors to bathroom & bedroom, airing cupboard with hot water tank

Bedroom 11' 9" x 8' 6" (3.58m x 2.59m)

Rear facing, night storage heater, wood laminate flooring, pendent ceiling light

Bathroom

Side facing, fitted with a white suite, panel bath with Mira shower, WC, pedestal wash hand basin, part tiled walls, ceiling light

Front Garden

To the front is a lawned foregarden with shrubs and a path leading to the outside store and the front door.

Communal Parking

To the side/rear is a communal car park giving off road parking on a first come first served basis.

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 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



Energy Performance Certificate

18, Gerrard Close, CALDERLEY, B38 8NU
 Building type: Ground floor flat
 Date of assessment: 20 April 2019
 Date of certificate: 20 April 2019

Reference number: R2311724-6680-2481-0000
 Type of assessment: Part L A1, existing dwelling
 Total floor area: 37 m²

Use this document to:
 1. Compare current energy use of properties to see which properties are more energy efficient
 2. Compare current energy use of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: **£ 1,965**

Over 3 years you could save **£ 660**

Estimated energy costs of this house		Potential future savings	
	Current costs	Potential costs	Your savings
Lighting	£ 185 over 3 years	£ 116 over 3 years	£ 69
Heating	£ 1,050 over 3 years	£ 616 over 3 years	£ 434
Hot Water	£ 720 over 3 years	£ 492 over 3 years	£ 228
Totals	£ 1,955	£ 1,224	£ 731

These figures show how much the average household would expect to pay for heating, lighting and hot water and hot water over the next 3 years based on current energy use for similar properties. The figures are based on the current energy use for similar properties. The figures are based on the current energy use for similar properties.

Energy Efficiency Rating

Current	Potential
D	B

The graph shows the current energy efficiency of your house. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of implementing the recommendations on page 3. The average energy efficiency rating for a dwelling in Calderley is **C**. The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measure	Indicative cost	Typical savings over 3 years*
1. If your insulation is not up to date	£2,000 - £30,000	£ 200
2. Add additional hot water pipes for hot water cylinder	£10 - £30	£ 72
3. Low energy lighting for all fixed outlets	£15	£ 48

See page 3 for a full list of recommendations for this property.
 *Savings are based on the current energy use for similar properties. The figures are based on the current energy use for similar properties. The figures are based on the current energy use for similar properties.

Page 1 of 4

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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