



**humberstones**  
homes

122A, HIGH STREET, LYE, STOURBRIDGE, WEST MIDLANDS, DY9 8NF  
**Monthly Rental Of £625**



### LOCATION

The flat can be found on the borders of Lye & Cradley Heath close to Stourbridge Town Centre giving excellent access to local shops & amenities.

### DESCRIPTION

This refurbished & spacious split level apartment is a stunning property with an allocated parking space close to Stourbridge Town Centre. This is available from the end of August & comes unfurnished. It comprises on the first floor of an entrance terrace leading to an entrance hall/utility area, modern kitchen with built in appliances, dining room, inner hall & a lounge. On the second floor is a landing, double bedroom & a stunning modern bathroom with both shower cubicle & bath. The property has gas central heating system, UPVC double glazed windows. **NO PETS, NO SMOKERS**- Subject to holding deposit - see our website for more details. Council Tax Band: A - EPC rating: C

### Outside staircase to front terrace

Front terrace having door to entrance hall/utility area

### Entrance Hall/Utility Area 8' 6" x 7' 5" (2.59m x 2.26m)

Front facing, work surfacing with splash tiling, floor mounted cupboard, plumbing for washing machine, single panel radiator, 3 downlighters, glazed door to rear terrace and door to kitchen

### Kitchen 14' 0" x 8' 0" (4.26m x 2.44m)

Side facing, single drainer sink unit, work surfacing with splash tiling, built in oven & hob with cooker hood above, freestanding fridge (non repairing & replacement basis), freestanding freezer (non repairing & replacement basis), single panel radiator, breakfast bar, 6 downlighters, door to dining room

### Dining Room 13' 4" x 12' 0" (4.06m x 3.65m)

Rear facing, double panel radiator, storage cupboard, pendent ceiling light, door to inner hallway

### Inner Hallway

Stairs to second floor, pendent ceiling light, leading to lounge

### Lounge 18' 1" max x 13' 4" (5.51m x 4.06m)

Front facing, wall mounted TV (non repairing & replacement basis), double panel radiator, pendent ceiling light

### Second Floor Landing

Pendent ceiling light, doors to bedroom and bathroom

### Double Bedroom 13' 2" x 9' 2" plus recess (4.01m x 2.79m)

Side facing, single panel radiator, pendent ceiling light

### Bathroom

Side facing, refitted with a white suite, walk in shower cubicle with rain style shower head, panel bath, WC, wash hand basin with drawers below, heated towel rail/radiator, part tiled walls, tiled flooring, 3 downlighters

### Outside Rear Terrace 23' 0" x 15' 0" (7.01m x 4.57m)

To the rear is an outside terrace which is ideal for outside entertaining & washing,

### Parking Space

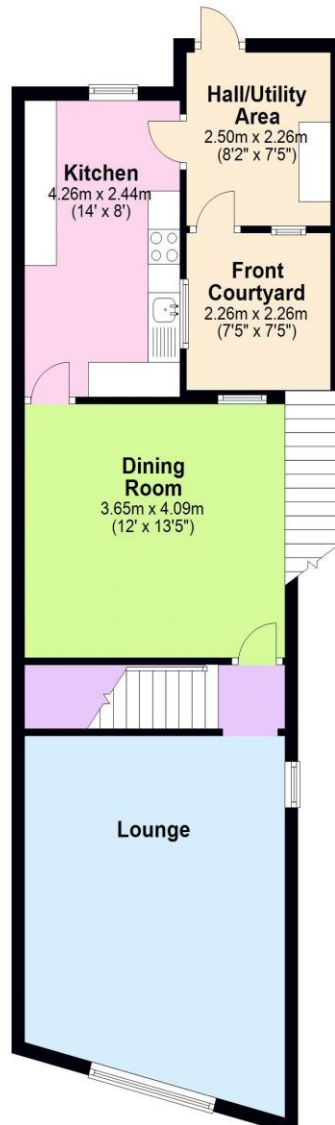
There is an allocated parking space as indicated by the Humberstones Homes Smart Car on the front elevation photograph.

### Holding Deposit

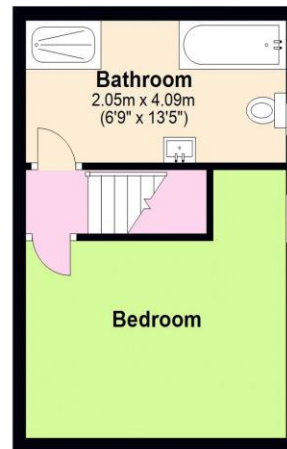
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy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



### First Floor



### Second Floor



Address: 122a High Street, Lye, STOURBRIDGE, West Midlands, DY9 8NF  
 RRN: 8751-7227-6230-9302-8996

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100)	<b>A</b>		
(81-92)	<b>B</b>		
(69-80)	<b>C</b>	72	72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		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.

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