



**humberstones**  
homes

13 MONMOUTH ROAD, SMETHWICK, WEST MIDLANDS, B67 5EF  
**Monthly Rental Of £1,200**



### LOCATION

Monmouth Road is situated in a superb position between Warley Woods Park & the Hagley Road West that gives access to Birmingham City Centre. It is well positioned for local schools & amenities and can be found by turning off the Hagley Road West into Harborne Road then second right into Monmouth Road where the property is situated on the right hand side.

### DESCRIPTION

This is a well presented family home close to Warley Woods which comes unfurnished and is available from mid July. It comprises on the ground floor of an entrance hall, lounge, dining area & modern kitchen area. On the first floor is a landing, 3 bedrooms & a refitted bathroom with separate shower cubicle. There is a driveway to the front giving off road parking & a garden to the rear with southerly aspect. It benefits from gas central heating & double glazing. NO SMOKERS. Please see our website for full details inc

#### Composite front door leads to entrance hall

Tiled flooring, double panel radiator, pendent ceiling light, understairs storage, stairs to first floor, doors to lounge & dining area

#### Lounge 14' 7" max bay x 13' 4" into chimney recess (4.44m x 4.06m)

Front facing, fire surround, single panel radiator, pendent ceiling light

#### Dining Area 13' 0" x 12' 0" (3.96m x 3.65m)

Rear facing, wood laminate flooring, single panel radiator, pendent ceiling light, UPVC glazed double doors to rear garden, archway to kitchen

#### Kitchen 9' 10" x 7' 2" (2.99m x 2.18m)

Rear facing, single drainer stainless steel sink unit, work surfacing with splash tiling, built in Hotpoint oven, Bosch hob & stainless steel cooker hood, wood laminate flooring, plumbing for washing machine, floor & wall mounted units, cupboard containing Worcester boiler, 4 downlighters

#### First Floor Landing

Access to roof space, pendent ceiling light, doors to all first floor rooms

#### Bedroom One 14' 9" max into bay x 12' 2" into chimney recess (4.49m x 3.71m)

Front facing, range of fitted wardrobes & cupboards, wood laminate flooring, double panel radiator, pendent ceiling light

#### Bedroom Two 13' 0" x 12' 2" (3.96m x 3.71m)

Rear facing, double panel radiator, pendent ceiling light

#### Bedroom Three 8' 2" x 7' 2" (2.49m x 2.18m)

Front facing, single panel radiator, pendent ceiling light

#### Family Bathroom

Rear facing, fitted with a white suite, shower cubicle with Triton shower over, panel bath, pedestal wash hand basin, WC, heated towel rail/radiator, 4 downlighters

#### Front Driveway

To the front is a blockpaved driveway giving off road parking with a gated side access that leads to the rear garden

#### Rear Garden

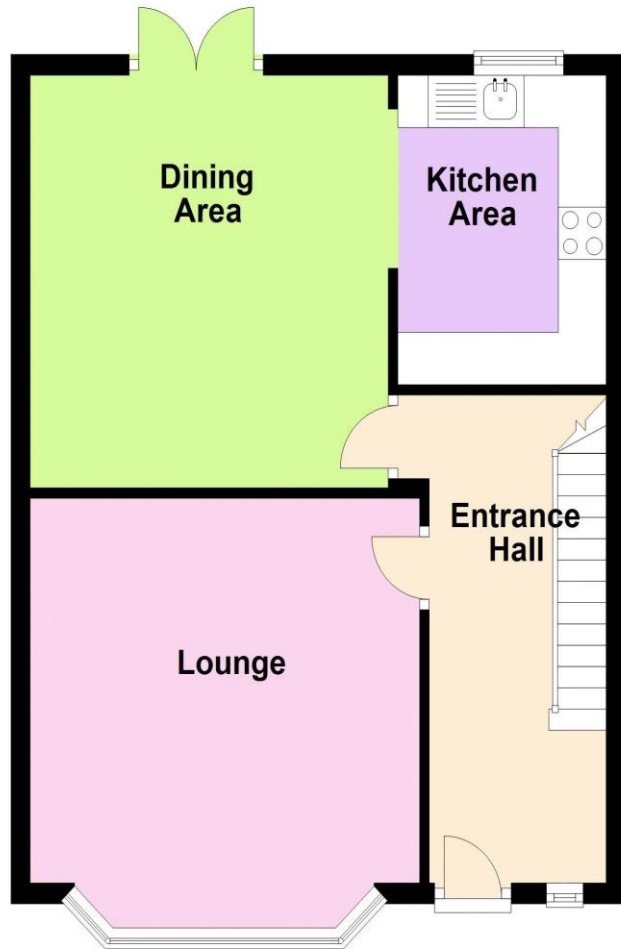
To the rear is a paved patio leading to a small lawned area and fenced boundary.

#### Deposits & Fees

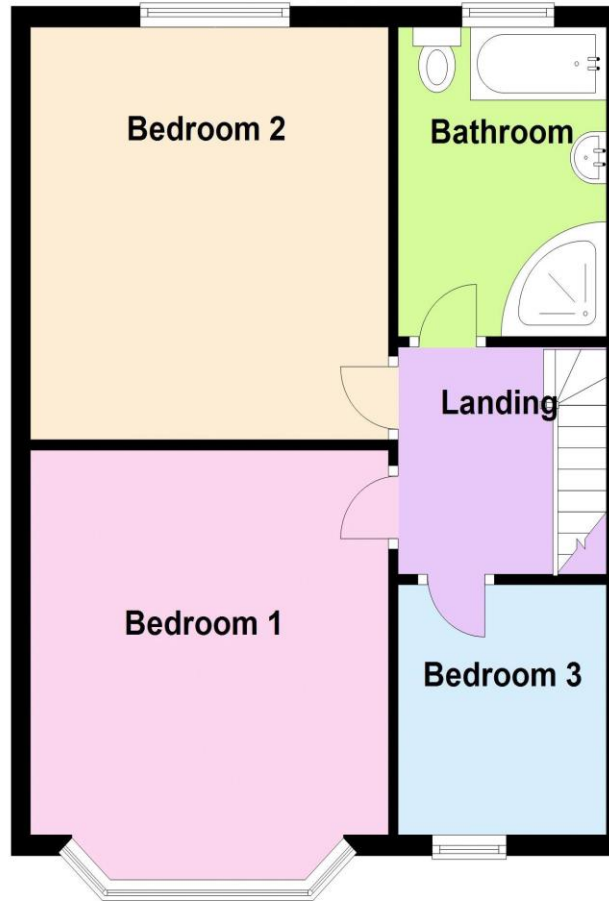
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy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

13, Monmouth Road, SMETWICK, B67 8EP  
 Dwelling type: Semi-detached house  
 Date of assessment: 17 April 2018  
 Date of certificate: 17 April 2018  
 Reference number: 8755-8234-8328-8306-8413  
 Type of assessment: EPC/A1 existing dwelling  
 Total floor area: 88 m<sup>2</sup>

Use this document for:  
 - Compare current energy and carbon ratings of properties to see which properties are more energy efficient  
 - Identify current energy and carbon ratings of properties to see which properties are more energy efficient

**Estimated energy costs of heating for 3 years:** **£ 2,601**  
 Over 3 years you could save **£ 903**

Estimated energy costs of this house		Potential costs	Potential future savings
Current costs	£ 192 over 3 years	£ 192 over 3 years	Your current rating is <b>E</b> . You could save <b>£ 903</b> over 3 years.
Lighting	£ 2,004 over 3 years	£ 1,027 over 3 years	
Heating	£ 3.18 over 3 years	£ 3.18 over 3 years	
Hot Water	£ 1,089	£ 1,089	
<b>Totals</b>	<b>£ 2,601</b>		

These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years on an average of energy costs for individual household types. This includes energy use for technical installations such as air conditioning and swimming pools and electricity generated on-site.

**Energy Efficiency Rating**

Energy	Current	Potential
Energy	E	B

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 9. The average energy efficiency rating for a dwelling in England and Wales is rated as 'D' (rating 69). The EPC rating of your home is based on standard assumptions and does not take into account any energy saving measures that you may have installed or plan to install.

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

Recommended measure	Indicative cost	Typical savings over 3 years
1. Insulation of external wall (insulation)	£4,000 - £14,000	£ 812
2. Floor insulation (unupgraded floor)	£900 - £1,200	£ 150
3. Space heating (heating)	£4,000 - £9,000	£ 102

See page 9 for a full list of recommendations for this property.  
 If you are unsure about the recommendations or want more information, you should seek advice from a local energy adviser. For more information, visit [www.gov.uk](http://www.gov.uk) or call 0800 708 1234 (standard national rate). The Green Deal may enable you to finance your home improvements and pay for them.

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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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ – 0121 796 0078 – [lettings@humberstoneshomes.co.uk](mailto:lettings@humberstoneshomes.co.uk)



