



**humberstones**  
homes

FLAT 4, 62, STANMORE ROAD, EDGBASTON, BIRMINGHAM, B16 9TB  
**Monthly Rental Of £800**





### LOCATION

Stanmore Road can be found just off the Hagley Road in Edgbaston giving excellent access into Birmingham City Centre.

### DESCRIPTION

This top floor flat comes unfurnished & is available now subject to referencing lead times. It comprises of a communal entrance hall leading to Flat 4. In Flat 4 there is a hallway, lounge, kitchen diner, bathroom & 2 double bedrooms. There is also a door leading to stairs down to the rear garden, The property benefits from gas central heating & UPVC double glazing. No pets, no students, no smokers. Subject to holding deposit - see our website for more details. Council Tax Band: A - EPC rating: C

### Communal entrance hall with stairs to the first floor & door to Flat 4

### Front door of Flat 4

Having stairs to the hallway. Halfway up the stairs is a small landing with a door that leads to an outside staircase so that tenants have use of the enclosed rear garden.

### Hallway

Double panel radiator, pendent ceiling light, doors to lounge, kitchen diner & both bedrooms

### Lounge 20' 6" x 15' 2" (6.24m x 4.62m)

Front facing, double panel radiator, pendent ceiling light

### Kitchen Diner 18' 8" max x 16' 6" max L-shaped (5.69m x 5.03m)

Rear facing, one & half bowl sink unit, built in oven, 5 ring gas hob & stainless steel cooker hood over, plumbing for washing machine, floor & wall mounted units, fridge freezer, double panel radiator, ceiling light, door to bathroom

### Bathroom

Side facing, fitted with a white suite, panel bath with Mira shower & shower screen to side, WC, wash hand basin with cupboard below, fully tiled walls, tiled flooring, heated towel rail/radiator, ceiling light

### Bedroom One 17' 5" x 14' 1" max chimney recess (5.30m x 4.29m)

Front facing, single panel radiator, pendent ceiling light

### Bedroom Two 15' 4" x 14' 5" (4.67m x 4.39m)

Rear facing, double panel radiator, pendent ceiling light



### Rear Garden

To the rear is a communal enclosed garden.

### 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.



### Top Floor



**Energy Performance Certificate**

Flat 4, 62, Stanmore Road, BIRMINGHAM, B16 9TB Reference number: 0030-6426-4760-2044-0032  
 Dwelling type: Top-floor flat Type of assessment: REPAI existing dwelling  
 Date of assessment: 28 June 2016 Total floor area: 116 sq ft  
 Date of certificate: 28 June 2016

Use this document for:  
 a. Compare current ratings of properties to see which properties are more energy efficient  
 b. Identify areas where you can save energy by making improvement measures

**Estimated energy costs of heating for 3 years:** **£ 2,068**  
**Over 3 years you could save** **£ 1,053**

Estimated energy costs of this house		Potential costs	Potential future savings
Lighting	£ 438 over 3 years	£ 219 over 3 years	You could save <b>£ 1,053</b> over 3 years
Heating	£ 2,068 over 3 years	£ 1,248 over 3 years	
Hot Water	£ 348 over 3 years	£ 348 over 3 years	
<b>Totals</b>	<b>£ 2,854</b>	<b>£ 1,815</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, based on the national average, using the national average rates for fuel and electricity. These figures do not include the cost of any energy generated by solar panels or other renewable energy sources.

**Energy Efficiency Rating**

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 shown in terms of rating (D).

The EPC rating shown here is based on standard assumptions and does not take into account any energy saving measures that you may have in place or plan to put in place.

Recommended measure	Estimated cost	Typical savings over 3 years
1. Increase loft insulation to 270 mm	£100 - £350	£ 160
2. Internal or external wall insulation	£4,000 - £14,000	£ 600
3. Low energy lighting for all fixed outlets	£70	£ 100

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 548 848 (national landline). The Green Deal may enable you to make your home warmer and cheaper to run.

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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)**



