



humberstones
homes

28 OLD CHAPEL ROAD, SMETHWICK, WEST MIDLANDS, B67 6HU
Monthly Rental Of £950





LOCATION

The property is conveniently situated within this popular neighbourhood and is handy for local amenities and facilities, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Stanhope Road into Mill Hill, turn right into Old Chapel Road where the property is situated a short distance along on the left hand side.

DESCRIPTION

This end terraced home has been decorated throughout including new flooring. It comes unfurnished & is available from the beginning of February. It comprises on the ground floor of a porch, entrance vestibule, spacious through lounge/dining area and fitted kitchen (with oven/hob). On the first floor is a landing, 3 bedrooms and bathroom. It benefits from gas central heating & double glazing being fitted. Outside is a driveway providing off road parking, and good sized rear garden. NO PETS. Subject to holding deposit - see our website for more details. Council Tax Band: B - EPC rating: D

Porch

Front door leads to :-

Entrance Vestibule

Staircase rising to the first floor, and door leads through to :-

Spacious Through Lounge/Dining Area 24' 8''(max overall and into bay) x 13' 8''(max) (7.51m x 4.16m)

Comprising :-

Lounge Area 13' 11''(into bay) x 13' 8''(into recess) (4.24m x 4.16m)

Double glazed bay window to the front, radiator, inset fire, built in storage cupboard and opening through to :-

Dining Area 10' 5'' x 9' 8''(max) (3.17m x 2.94m)

Double opening doors to the Verandah and archway leads to :-

Fitted Kitchen 9' 0'' x 6' 9'' (2.74m x 2.06m)

Double glazed window, base units rolled top work surface areas, single drainer sink with cupboard below, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls.

First Floor Landing

Double glazed window to the side, loft access and doors off to all First Floor Accommodation.

Bedroom One 11' 3''(max) x 9' 11''(max) (3.43m x 3.02m)

Double glazed window to the rear, and radiator.

Bedroom Two 11' 11''(max) x 8' 4''(plus recess) (3.63m x 2.54m)

Double glazed window to the front. Radiator.

Bedroom Three (L-shaped) 8' 9''(max) x 8' 5''(max) (2.66m x 2.56m)

Double glazed window to the front, radiator and built in storage cupboard.

Bathroom 6' 11'' x 5' 4'' (2.11m x 1.62m)

Double glazed window to the rear, radiator, and suite comprising :- Bath, pedestal wash handbasin, low level flush wc, and tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation

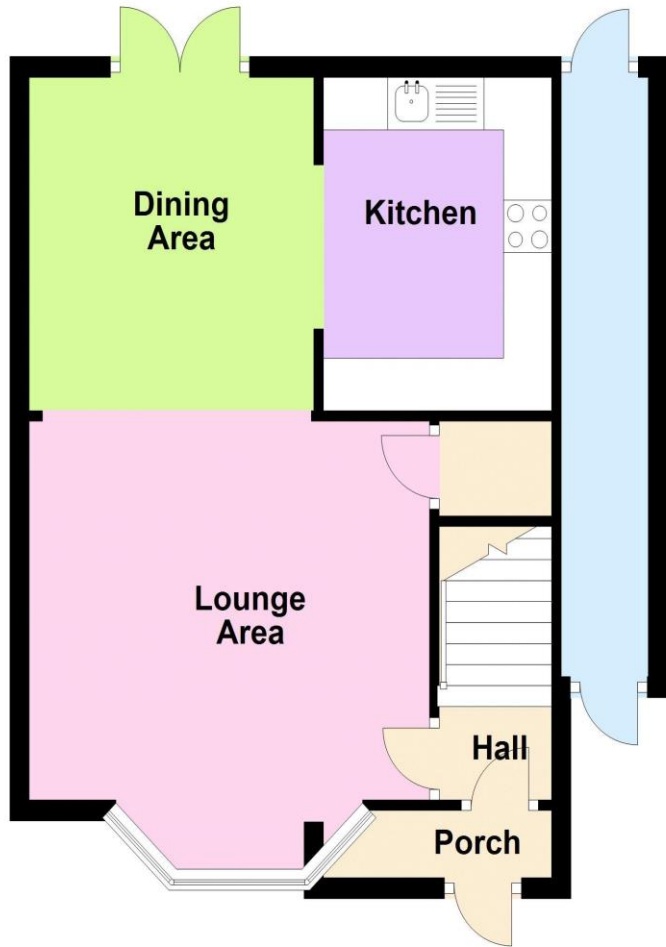
Rear Garden

Good sized rear garden with lawn areas.

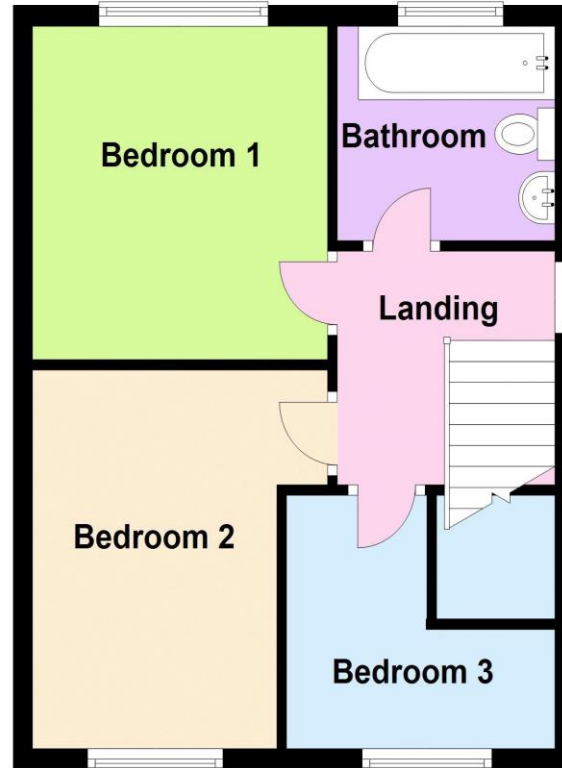
Holding Deposit & In Tenancy Fees

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.

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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