



humberstones
homes

78 POPLAR ROAD, SMETHWICK, WEST MIDLANDS, B66 4AN
Monthly Rental Of £750





LOCATION

This property is ideally located in the residential area of Smethwick close to it's borders with Edgbaston and can be found just off the Hagley Road and Bearwood Road giving excellent access to local amenities as well as bus routes directly into Birmingham City Centre. There is a To Let board to indicate where the property is.

DESCRIPTION

This terraced home is available from end of November and comes unfurnished. It comprises on the ground floor of an entrance area, hall, dining room, lounge, rear lobby & kitchen. On the first floor is a landing, 2 double bedrooms & a refitted bathroom. It benefits from gas central heating. There is a lovely lawned garden to the rear. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC Rating: TBC

UPVC front door leads to porch

Porch having wood laminate flooring and door to hallway

Hallway

Having ceiling light, doors to dining room and lounge, understairs cupboard.

Dining Room 14' 9" max bay x 10' 9" max chimney recess (4.49m x 3.27m)

Front facing, feature fire surround, wood laminate flooring, single panel radiator, pendent ceiling light

Lounge 14' 0" x 12' 0" (4.26m x 3.65m)

Rear facing, feature fire surround, wood laminate flooring, single panel radiator, ceiling light, door to stairs to first floor, door to rear lobby

Rear Lobby

Tiled flooring, space for fridge freezer, part glazed UPVC door to rear garden, arch to kitchen

Kitchen 9' 7" x 8' 2" (2.92m x 2.49m)

Side facing, single drainer sink unit, built in oven, hob & cooker hood, floor and wall mounted units, tiled flooring, wall mounted boiler, ceiling light

First Floor Landing

Ceiling light, doors to all first floor rooms



Bedroom One 14' 0" max chimney recess x 13' 0" (4.26m x 3.96m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Two 11' 10" x 11' 0" max chimney recess (3.60m x 3.35m)

Rear facing, single panel radiator, pendent ceiling light, overstairs cupboard

Bathroom 13' 3" x 8' 0" (4.04m x 2.44m)

Rear facing, fitted with a white suite having a double shower cubicle, panel bath, WC, wash hand basin with cupboards below, wood laminate flooring, single panel radiator, access to roof space, ceiling light

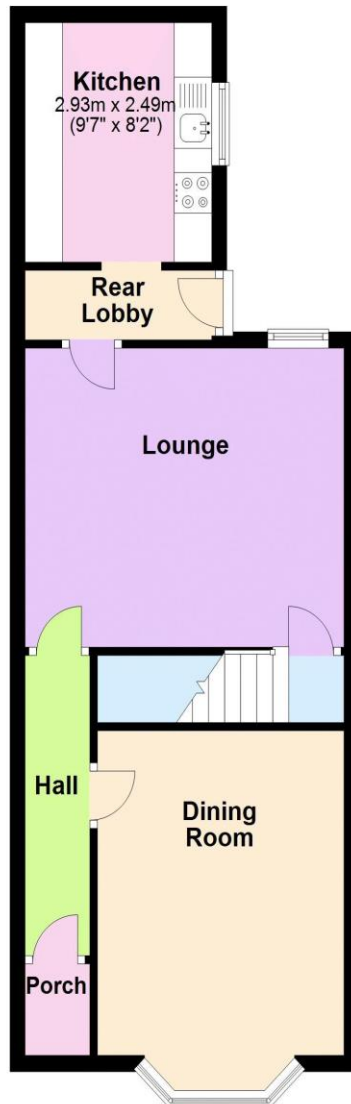
Rear Garden

To the rear is a lovely enclosed garden with established trees and plants.

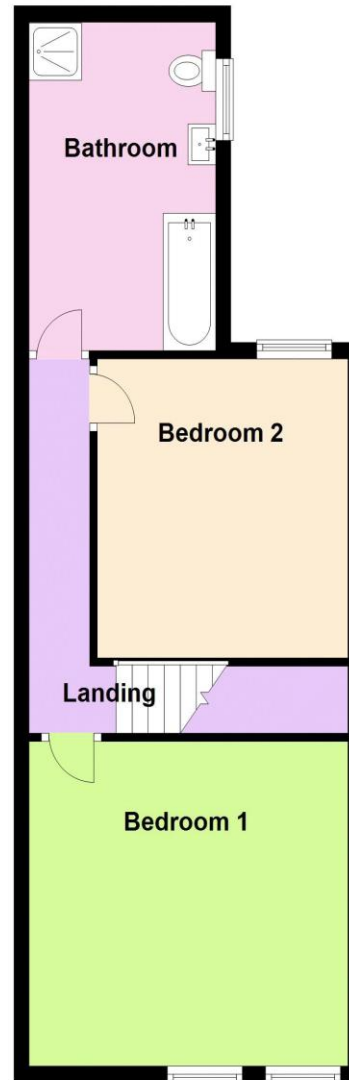
Holding Deposit & In Tenancy Fees

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. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Ground Floor



First Floor



Energy Performance Certificate		HM Government	
76, Poplar Road, SMETTHWICH, B86 4AN		Reference number: 0984-0024-6010-8421-7081	
Dwelling type: Terraced house		Type of assessment: RdSAP, existing dwelling	
Date of assessment: 24 September 2019		Total floor area: 124 m ²	
Date of certificate: 26 September 2019			
Use this document for: • Compare current ratings of properties to see which properties are more energy efficient • Compare current ratings of properties to see which properties are more energy efficient • Compare current ratings of properties to see which properties are more energy efficient			
Estimated energy costs of dwelling for 3 years:		£ 3,150	
Over 3 years you could save:		£ 840	
Estimated energy costs of this house			
	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 300 over 3 years	You could save £ 840 over 3 years
Heating	£ 2,835 over 3 years	£ 1,785 over 3 years	
Hot Water	£ 315 over 3 years	£ 225 over 3 years	
Totals	£ 3,450	£ 2,310	
These figures show how much the average household would spend in this property for heating, lighting and hot water over 3 years. They are based on the average of the current and potential ratings. They include the average use for current appliances and the average use for potential appliances. They do not include the cost of electricity generated on-site.			
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 69 (D rating only). The EPC rating of your home is 69 (D rating only). The EPC rating of your home is 69 (D rating only). The EPC rating of your home is 69 (D rating only).	
Current: 69 (D)		Potential: 78 (C)	
Top actions you can take to save money and make your home more efficient			
Recommended measure	Indicative cost	Typical savings over 3 years	
1. External or external wall insulation	£4,000 - £14,000	£ 340	
2. Floor insulation (suspended floor)	£800 - £1,200	£ 100	
3. Solar water heating	£4,000 - £6,000	£ 50	
See page 9 for a full list of recommendations for this property.			
For more information on how to improve your energy bill, visit www.energyefficiency.gov.uk or call the Energy Advice Line on 0800 544422. The Green Deal may enable you to make your home warmer and cheaper to run.			

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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