



**humberstones**  
homes

87 OVERDALE ROAD, QUINTON, BIRMINGHAM, B32 2QR  
**Monthly Rental Of £750**







### LOCATION

Overdale Road can be found in the residential area of Quinton close to it's borders with Harborne. It can be located by turning off the Wolverhampton Road South into Ridgacre Road then left into Overdale Road. Continue along Overdale Road turning right into the second "sub cul-de-sac" where the property can be found as indicated by the agent's To Let board.

### DESCRIPTION

This unfurnished semi-detached home is available from the end of July. It comprises on the ground floor of an entrance hall, lounge, kitchen/breakfast room & utility room. On the first floor is a landing, 2 double bedrooms and a bathroom fitted with a white suite. It benefits from gas central heating & double glazing. There are gardens to the front & rear as well as access to a wooden garage. Subject to holding deposit - see our website for more details - NO SMOKERS NO PETS. Council Tax Band: B - EPC rating: D

### UPVC front door to entrance hall

### Entrance Hall

Wood laminate flooring, double panel radiator, 2 pendent ceiling lights, stairs to first floor, door to lounge

### Lounge 15' 0" max bay x 12' 9" max (4.57m x 3.88m)

Front facing, wood laminate flooring, double panel radiator, pendent ceiling light, door to kitchen/breakfast room

### Kitchen/Breakfast Room 15' 10" x 7' 1" (4.82m x 2.16m)

Rear facing, single drainer sink unit, work surfacing with splash tiling, built in oven, electric hob & cooker hood over, floor & wall mounted units, single panel radiator, wall mounted Heatline boiler, understairs cupboard, 2 ceiling lights, part glazed door to utility room

### Utility Room 15' 0" max x 5' 9" (4.57m x 1.75m)

Rear facing, single panel radiator, floor & wall mounted units, wood laminate flooring, ceiling light, part glazed UPVC door to rear garden



### First Floor Landing

Side facing, access to roof space, pendent ceiling light, doors to all first floor rooms

### Bedroom One 11' 2" plus recess x 9' 6" (3.40m x 2.89m)

Front facing, built in walk in wardrobe with sliding doors, single panel radiator, pendent ceiling light

### Bedroom Two 11' 2" x 8' 2" (3.40m x 2.49m)

Rear facing, single panel radiator, pendent ceiling light

### Bathroom 8' 0" x 7' 4" (2.44m x 2.23m)

Rear facing, fitted with a white suite, panel bath with shower head & shower screen to side, WC, pedestal wash hand basin, part tiled walls, single panel radiator, ceiling light

### Front Garden

There is a foregarden with steps and path to front door

### Rear Garden

Gated access leads to an extensive lawned garden with patio area and established plants and trees.

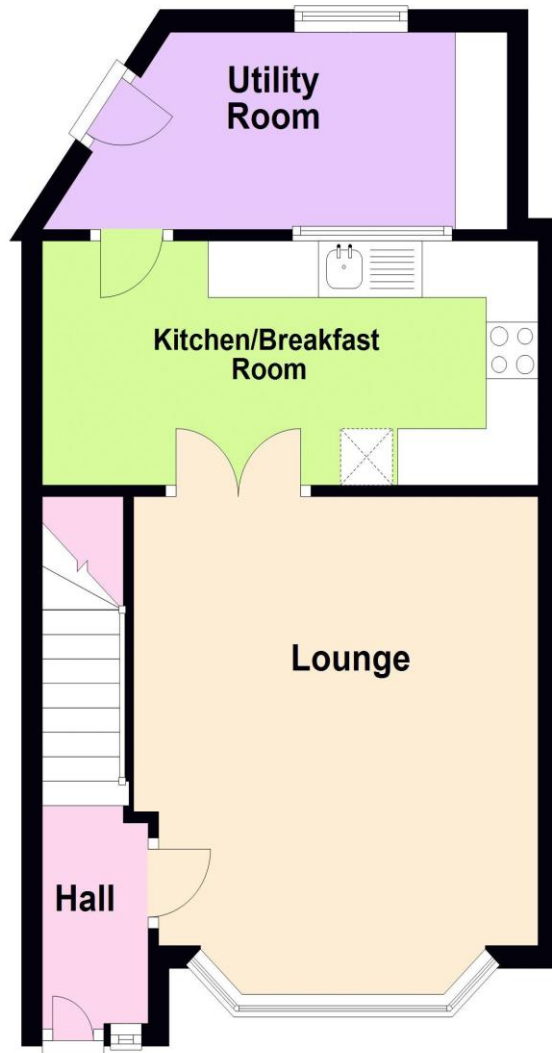
### Wooden Garage

There is access to a wooden garage for storage

### 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.

## Ground Floor



## First Floor



Energy Performance Certificate		HM Government
<b>87, Overdale Road, BIRMINGHAM, B32 2GR</b> Dwelling type: Semi-detached house Date of assessment: 28 July 2012 Date of certificate: 28 July 2012 Reference number: 2005-3014-7293-0202-0314 Type of assessment: EPC/A1 existing dwelling Total floor area: 70 m <sup>2</sup>		
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		
<b>Estimated energy costs of dwelling for 3 years:</b> Over 3 years you could save		<b>£ 2,046</b> <b>£ 492</b>
<b>Estimated energy costs of this home</b>		
Current costs	Potential costs	Potential future savings
Lighting	£ 185 over 3 years	£ 185 over 3 years
Heating	£ 1,561 over 3 years	£ 1,245 over 3 years
Hot Water	£ 270 over 3 years	£ 186 over 3 years
<b>Totals</b>	<b>£ 2,016</b>	<b>£ 1,516</b>
These figures show how much the average household would spend in this property for heating, lighting and hot water over 3 years. The lower the figure, the better. The figures are based on the current energy use for the property.		
<b>Energy Efficiency Rating</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 band D (rating 69). The EPC rating of your home is band C (rating 74). The EPC rating of your home is better than the average.	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.
<b>Top actions you can take to save money and make your home more efficient</b>	<b>Indicator cost</b>	<b>Typical savings over 3 years</b>
1. Insulation of external wall (external)	£4,000 - £14,000	£ 135
2. Floor insulation	£900 - £1,200	£ 117
3. Low energy lighting for all fixed outlets	£ 200	£ 52
See page 9 for a full list of recommendations for this property.		
For more information on energy efficiency, visit <a href="http://www.energyefficiency.gov.uk">www.energyefficiency.gov.uk</a> or call the Energy Efficiency Helpline on 0800 444444. 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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