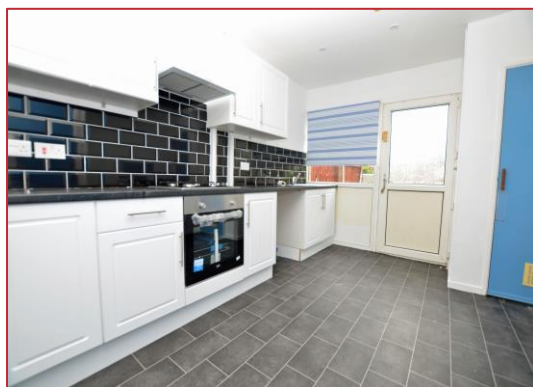
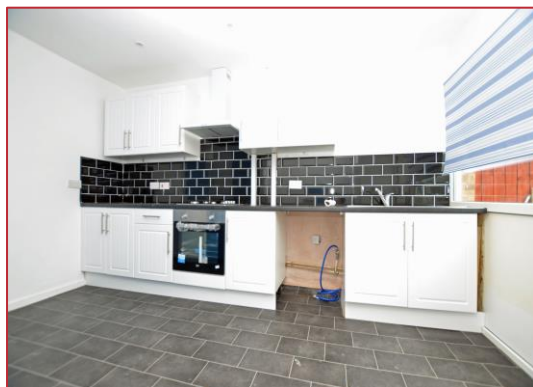




326 MERRITTS HILL, SHENLEY FIELDS, BIRMINGHAM, B31 1JE
Monthly Rental Of £695





LOCATION

Merritts Hill can be found just south of Bartley Green in the area of Shenley Fields leading to Frankley giving access to local amenities & bus routes.

DESCRIPTION

This spacious end terraced home that is available now. It comprises on the ground floor of an entrance hall, lounge diner & refitted kitchen. On the first floor is a landing, 3 bedrooms & bathroom. There are gardens to both front & rear and benefits from gas central heating and double glazing being fitted. Subject to holding deposit - see our website for more details - NO SMOKERS NO PETS. EPC rating: D

Part glazed UPVC front door to entrance hall

Entrance Porch

Ceiling light, door to entrance hall

Entrance Hall

Doors to all ground floor rooms, stairs to first floor, cupboard, ceiling light

Lounge Diner 20' 8" x 10' 8" (6.29m x 3.25m)

Front & rear facing, double panel radiator & single panel radiator, 2 pendent ceiling lights

Kitchen 13' 5" x 10' 8" (4.09m x 3.25m)

Rear facing, single drainer sink unit, work surfacing with splash tiling, built in oven, hob & cooker hood, floor & wall mounted units, downlighters, plumbing for washing machine, cupboard, part glazed UPVC door to rear garden

First Floor Landing

Pendent ceiling light, doors to all first floor rooms

Bedroom One 11' 10" x 10' 9" (3.60m x 3.27m)

Front facing, 2 built in double wardrobes, single panel radiator, pendent ceiling light

Bedroom Two 11' 9" x 7' 7" PLUS recess (3.58m x 2.31m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Three 10' 9" x 7' 4" max into recess (3.27m x 2.23m)

Rear facing, single panel radiator, pendent ceiling light

Bathroom

Rear facing, fitted with a white suite, panel bath with Triton shower over, single panel radiator, pendent ceiling light

WC

Rear facing, WC, ceiling light

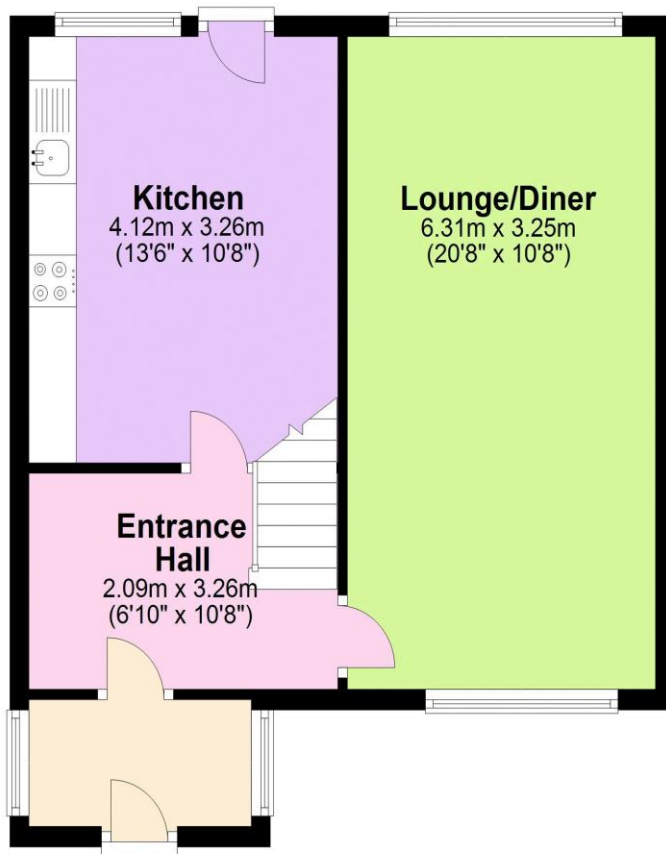
Gardens

The property has gardens to both the front & rear.

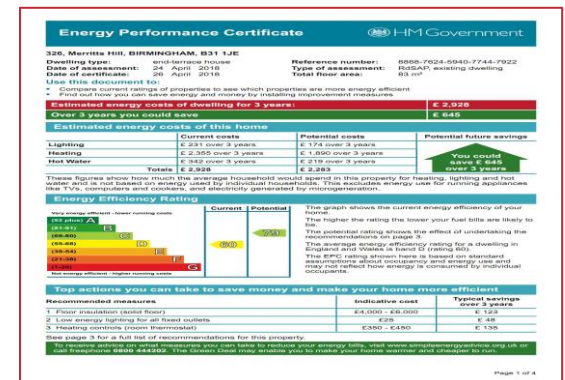
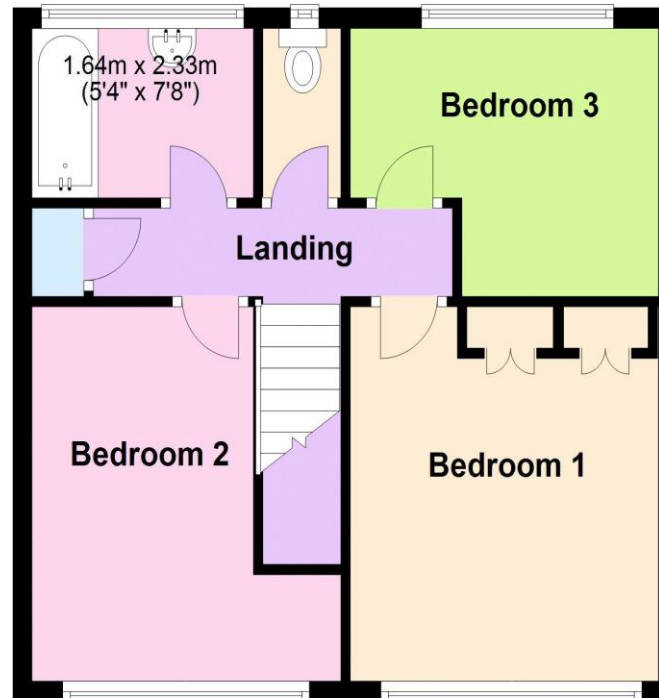
Holding Deposit

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.

Ground Floor



First Floor



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



