



humberstones
homes

32 HERNEHURST, QUINTON, BIRMINGHAM, B32 1RP
Monthly Rental Of £675





LOCATION

The property is conveniently situated within this established neighbourhood and is handy for local shopping facilities, amenities and schools, whilst the local major road network enables commuting to the surrounding areas. The property can be located turning off Quinton Road West into Warple Road, turn left into Hernehurst where the property is situated a distance along on the left hand side.

DESCRIPTION

This unfurnished or part-furnished mid terraced home is available from mid to end of May. It is a spacious and well presented property conveniently situated with off road parking and briefly comprises on the ground floor of a porch, entrance hall, spacious through lounge/dining area, kitchen, and store. On the first floor is a landing, 2 double bedrooms and re-fitted bathroom. Outside is a pleasant, good sized rear garden. Gas central heating & double glazing fitted. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more detail. EPC rating C

Porch

Front door leads through to :-

Entrance Hall

Staircase rising to the first floor, radiator, under stair recess, and doors off to :-

Lounge Diner 21' 6"(max overall) x 11' 6"(max) (6.55m x 3.50m)

Double glazed window to the front, radiator, feature fire surround with hearth, coving, and double glazed sliding patio door onto the rear garden.

Kitchen 10' 0"(max) x 8' 4"(max) (3.05m x 2.54m)

Double glazed window to the rear, base and wall mounted units, rolled top work surface area, one and a half bowl single drainer sink with mixer tap, gas cooker point, complimentary tiling to the walls, and door leads to :-

Side Passage

Door to the front, single glazed door to the rear garden and USEFUL STORE.

First Floor Landing

Loft access, built in storage cupboard, useful walk in store and doors off to all First Floor Accommodation.

Bedroom One 14' 7"(plus store) x 10' 0" (4.44m x 3.05m)

3 Double glazed windows to the front, radiator, and useful walk in storage cupboard.



Bedroom Two 11' 2"(max) x 9' 10"(plus door recess) (3.40m x 2.99m)

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

Refitted Bathroom 9' 3" x 5' 6" (2.82m x 1.68m)

2 Double glazed windows to the rear, heated towel rail and attractive white suite comprising :- Bath with shower over, wash handbasin, low level flush wc, and complimentary tiling to the walls.

Outside

Front Driveway

Drive providing off road parking and leading to the accommodation.

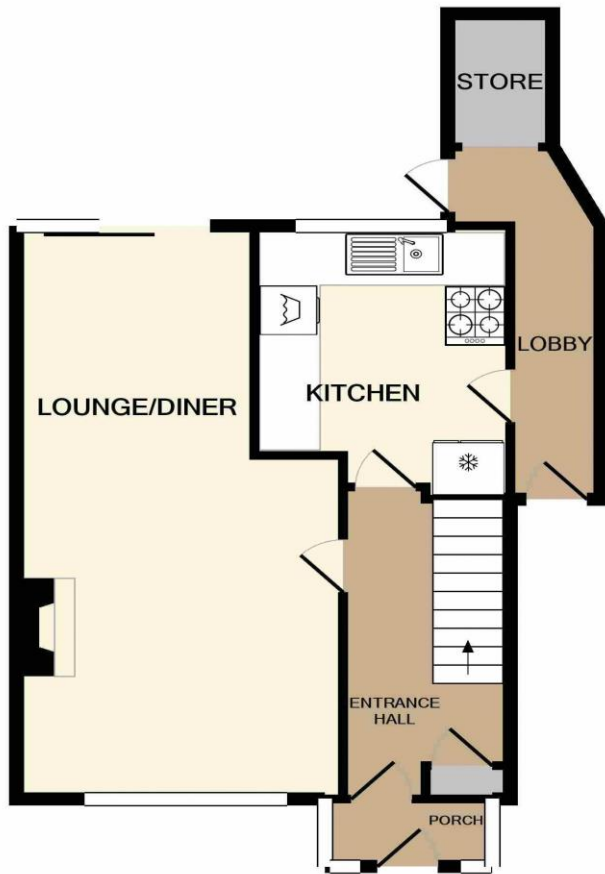
Rear Garden

Pleasant, good sized rear garden wit patio, lawn area and pathway.

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Address: 32 Hernehurst, Quinton, BIRMINGHAM, B32 1RP
 RRN: 8341-7321-2280-5641-8996

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(93-100) A	
(81-91) B	85
(69-80) C	
(55-68) D	70
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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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