



**humberstones**  
homes

96 RIDGACRE ROAD, QUINTON, BIRMINGHAM, B32 2TW

**Monthly Rental Of £850**







#### LOCATION

The property occupies a pleasant position within this popular, sought after neighbourhood and is handy for local shopping facilities and amenities, schools and bus route, whilst the local major road network enables commuting to the surrounding areas. The property can be located turning off Hagley Road West into Wolverhampton Road South, at the island turn right into Ridgacre Road where the property is situated a short distance along on the left hand side as indicated by the agent's To Let board..

#### DESCRIPTION

This spacious & extended semi detached property occupies a pleasant position within this popular, sought after neighbourhood is available from early February and comes unfurnished. The property comprises on the ground floor of an entrance porch, entrance hall, spacious through lounge/dining area, extended breakfast kitchen, rear verandah and useful side store. On the first floor is a landing, 3 bedrooms, refitted bathroom, and separate wc. Outside is a drive at the front providing off road parking, and pleasant good sized rear garden. Part gas central heating. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating D.

#### Porch

Single glazed front door leads through to :-

#### Entrance Hall

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

**Through Lounge/Dining Area 26' 10"(max overall and into bay) x 10' 10"(max) (8.17m x 3.30m)**

Comprising :-

#### Dining Area

Bay window to the front, radiator and archway leads through to :-

#### Lounge Area

Window and door leads to :-

**Rear Verandah 17' 4"(max) x 7' 4"(plus recess) (5.28m x 2.23m)**

Window to the rear, double opening doors to the rear garden, and door leads through to :-

**Extended Breakfast Kitchen 20' 7"(max overall) x 12' 1"(max at widest point) (6.27m x 3.68m)**

Window to the rear verandah and bow window looking over rear garden, base and wall mounted units, work surface areas, single drainer sink with mixer tap, complimentary tiling to the walls, central heating boiler, breakfast area, return door to the Hall, and further door to :-

**Front Store 9' 10" x 4' 10" (2.99m x 1.47m)**

Useful good sized store with door to the front, and wall cupboards

#### First Floor Landing

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



**Bedroom One 14' 0"(into bay) x 10' 5"(max) (4.26m x 3.17m)**  
Bay window to the rear, radiator, and built in storage cupboard.

**Bedroom Two 12' 6"(into bay) x 10' 6"(max) (3.81m x 3.20m)**  
Bay window to the front, and radiator.

**Bedroom Three 7' 4" x 6' 11" (2.23m x 2.11m)**  
Window to the rear, and radiator.

**Bathroom 6' 10"(max) x 6' 3" (2.08m x 1.90m)**

Window to the front, built in storage cupboard, and suite comprising :- Bath with shower over, wash handbasin, and tiling to the walls.

#### Separate WC

Window to the side and wc.

#### Front Driveway

Drive providing off road parking and leading to the accommodation.

#### Rear Garden

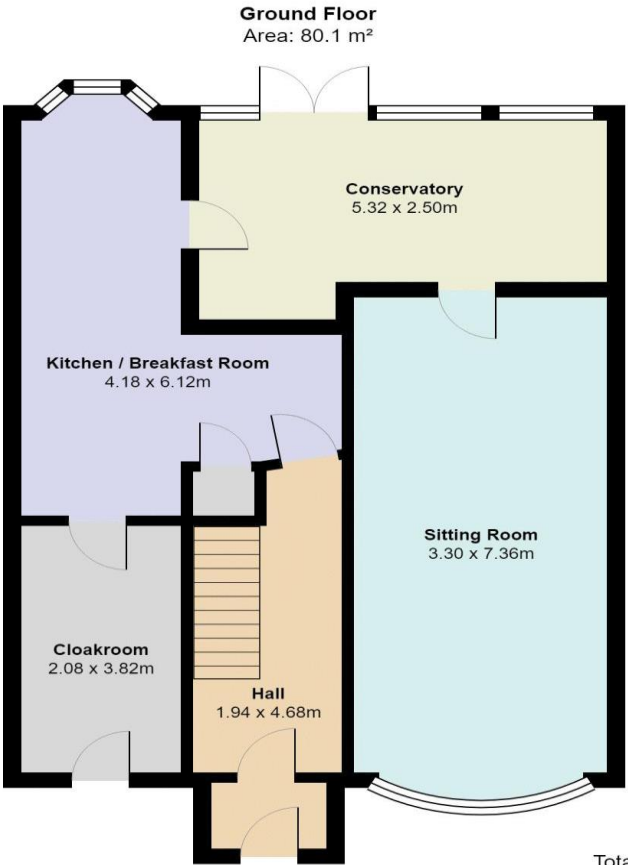
Pleasant rear garden with patio, garden area and rear access gate.

#### Holding Deposit & In Tenancy Fees

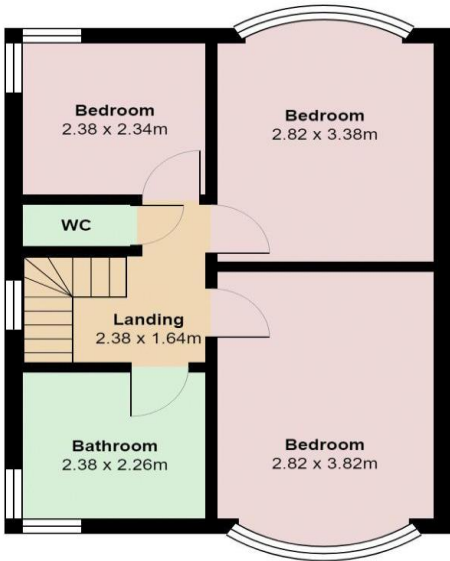
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right- to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy 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.



# 96 Ridgacre Road



**First Floor**  
Area: 40.6 m<sup>2</sup>



Total Area: 120.6 m<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	82		78
	60		52
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		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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