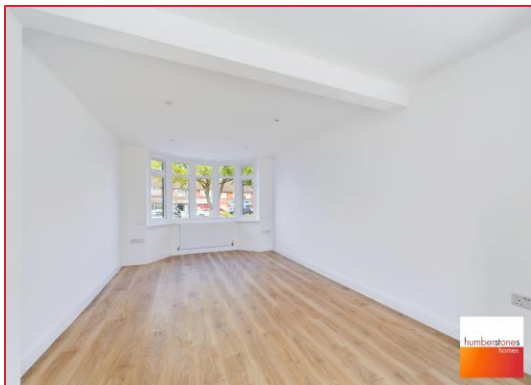




170 QUINTON ROAD WEST, QUINTON, BIRMINGHAM, B32 2RL
Monthly Rental Of £1,250





DESCRIPTION

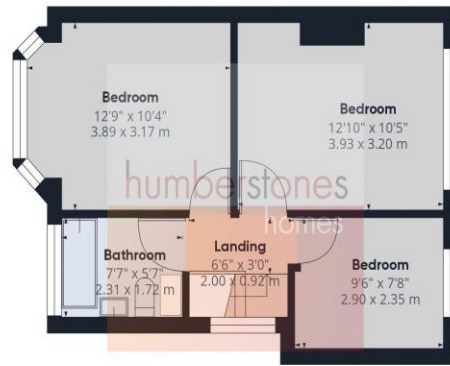
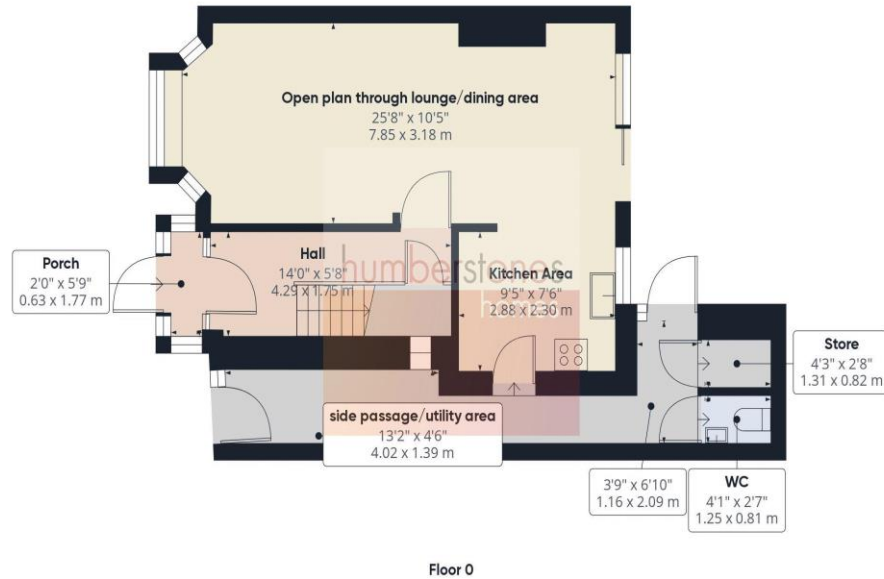
FULLY refurbished throughout, providing for an EXCEPTIONAL rental home, this 3 bed UNFURNISHED house is available NOW subject to referencing lead times. It has new flooring throughout and benefits from a brand NEW gas central heating system and brand NEW double glazing fitted. The house is on bus routes that go into Birmingham Centre, as well as having a Tesco Superstore close by. To the front is a blockpaved DRIVEWAY giving off road parking for several vehicles which in turn leads to the property, with a porch leading to an entrance hall. Off the entrance hall are the stairs leading to the first floor, and a door to a 25ft lounge diner. Off the lounge diner is the brand NEW kitchen as well as patio doors to the rear garden. Off the kitchen is a door leading to the utility area/side passage, a toilet and door to the garden. On the first floor is a landing, 3 GOOD SIZED bedrooms and a brand NEW bathroom with white suite. Outside to the rear is a lawned garden with plenty of patio areas. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. Further information can be found here: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: C - EPC Rating: D

Holding Deposit and 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.





Approximate total area⁰

972.92 ft²
90.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



