



**humberstones**  
homes

15 CLIFFORD ROAD, SMETHWICK, WEST MIDLANDS, B67 5HJ

Monthly Rental Of £950



### LOCATION

Clifford Road is a sought after street in the residential area of Bearwood giving excellent access to local shops & businesses on Bearwood High Street, Warley Woods Park & bus routes into Birmingham City Centre. It can be found by turning off Abbey Road at the traffic lights into Wigorn Road then 2nd left into Clifford Road where the property can be located on the right hand side as indicated by the agent's To Let board.

### DESCRIPTION

This spacious & well presented terraced home in the sought after area of Bearwood close to Warley Woods comes unfurnished and is available from early August. It comprises on the ground floor of a lounge, dining room & kitchen. On the first floor there is a landing, 2 independently accessed double bedrooms and a fitted bathroom. There are gardens to both front and rear of the property and it benefits from double glazing and gas central heating being fitted. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. Council Tax Band: B - EPC Rating: D

**Front door leads to lounge**

#### Lounge 13' 8" max into bay x 12' 4" (4.16m x 3.76m)

Front facing, wood laminate flooring, single panel radiator, 4 wall light points, door to lounge

#### Dining Room 12' 5" into chimney recess x 12' 0" plus door recess (3.78m x 3.65m)

Rear facing, wood laminate flooring, single panel radiator, 3 wall light points, 2 ceiling lights, understairs cupboard, door to stairs to first floor and arch leading to kitchen

#### Kitchen 10' 4" x 6' 1" (3.15m x 1.85m)

Side facing, single drainer sink unit, work surfacing with splash tiling, space for cooker, plumbing for washing machine, wall & floor mounted units, tiled flooring, wall mounted boiler, ceiling light, part glazed door to rear garden

#### First Floor Landing

Access to roof space, wood laminate flooring, ceiling light, doors to all first floor rooms

#### Bedroom One 12' 4" x 11' 2" (3.76m x 3.40m)

Front facing, wood laminate flooring, single panel radiator, wall light point

#### Bedroom Two 12' 0" x 9' 4" max into chimney recess (3.65m x 2.84m)

Rear facing, overstairs cupboard, single panel radiator, pendent ceiling light

#### Bathroom 10' 4" x 6' 1" (3.15m x 1.85m)

Rear facing, fitted with a white suite, shower cubicle with Triton shower, panel bath, low level WC, pedestal wash hand basin, part tiled walls, double panel radiator, tiled flooring, ceiling light

#### Front Garden

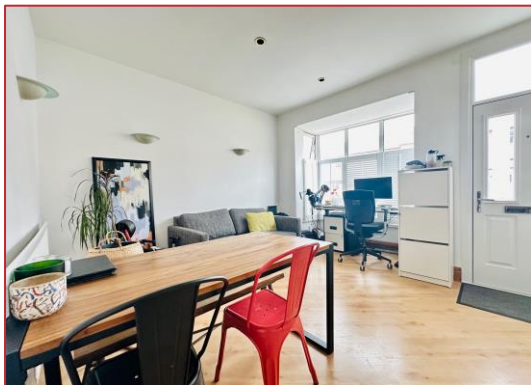
To the front is a small part walled garden with a path that leads to the front door

#### Rear Garden

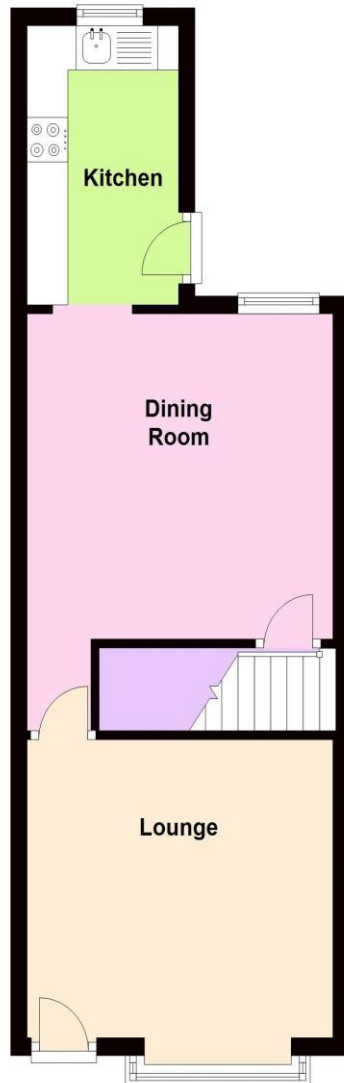
To the rear is a patio area which in turn leads to a lawned garden with established shrub borders and beds.

#### Holding Deposit & In Tenancy Fees

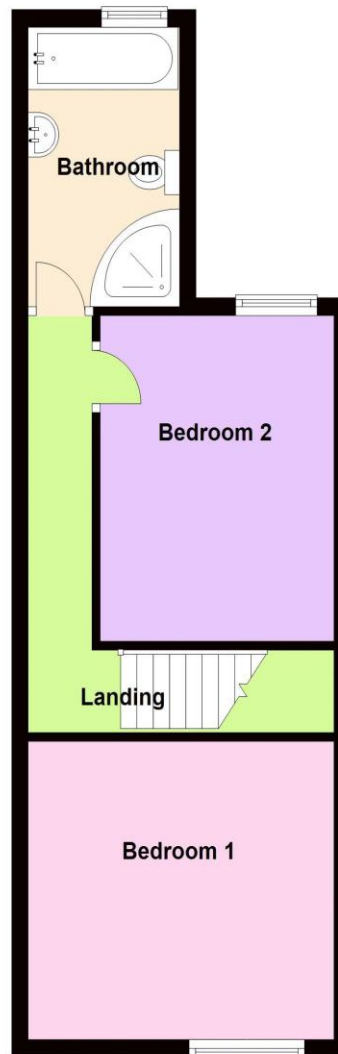
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy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



## First Floor



Energy Performance Certificate			
15, Clifford Road, SMETBYRICH, B87 8HJ		Reference number: 10955-2008-6221-6233-3360	
Dwelling type: Flat/terraced house	Date of assessment: 11 September 2012	Type of assessment: EPC/AP, existing dwelling	Total floor area: 76 sq'.
Date of certificate: 12 September 2012	Use this document for: • Compare current ratings of properties to see which properties are more energy efficient • Estimate current energy costs of property and energy for heating improvement measures		
Estimated energy costs of dwelling for 3 years:			£ 2,172
Over 3 years you could save:			£ 684
Estimated energy costs of this house			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 120 over 3 years	Your saving save £ 684 over 3 years
Heating	£ 1,620 over 3 years	£ 1,162 over 3 years	
Hot Water	£ 303 over 3 years	£ 177 over 3 years	
<b>Totals</b>	<b>£ 2,172</b>	<b>£ 1,459</b>	
These figures show how much the average household would spend in this property for heating, lighting and hot water (plus excluding energy use for running appliances like TVs, computers and clocks, and any electricity generated from renewable sources).			
Energy Efficiency Rating			
Energy efficiency graph - lower rating costs more		Current	Potential
Energy rating: E (1-17)	Energy rating: C (51-61)	56%	71%
The graph shows the current energy efficiency of your house. 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 based on rating G.			
EPC1 ratings you can take to save money and make your house more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 120	Yes
2. Floor insulation	£600 - £1,000	£ 53	Yes
3. Low energy lighting for all fixed outdoor	£76	£ 53	Yes
See page 9 for a full list of recommendations for this property.			
EPC2 ratings you can take to save money and make your house more efficient. Your Green Deal options will include those that would help to save energy, with EPC2 ratings. EPC2 ratings are based on the energy efficiency of the property and the Green Deal will allow you to make your house more energy efficient. The Green Deal will allow you to make your house more energy efficient. The Green Deal will allow you to make your house more energy efficient.			

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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