



**humberstones**  
homes

26 HANSOM ROAD, QUINTON, BIRMINGHAM, B32 1NY  
**Monthly Rental Of £1,125**





#### LOCATION

Can be found in the residential area of Quinton, giving access to local shops and businesses on Hagley Road West and also a Tesco superstore on Ridgacre Road West, bus routes into Birmingham city centre and motorway access at junction 3 of the M5. The property can be found by turning off Ridgacre Road into Ridgacre Lane, continue along Ridgacre Lane taking the third turning left into Upper Meadow Road then turn right into Hansom Road where the property can be found on the right hand side indicated by the agents to let board.

#### DESCRIPTION

Available on an initial 12 month AST subject to referencing, this spacious home comes unfurnished and is available from late September. The accommodation briefly comprises on the ground floor of an entrance hall, lounge, separate dining room and modern kitchen. On the first floor there is a landing, three bedrooms and modern bathroom. To the front of the property there is a low maintenance garden and to the rear is a lawned garden with patio. The property also benefits from gas central heating and upvc double glazing. NO PETS, NO STUDENTS, NO SMOKERS. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. Council Tax Band: B - EPC rating: C

#### Storm Porch with part glazed composite door

#### Entrance Hall

Having laminate flooring, double panel radiator, stairs to first floor landing, doors to lounge and kitchen and ceiling light point.

#### Lounge 12' 9"max x 10' 1" (3.88m x 3.07m)

Front Facing - Having laminate flooring, wall mounted electric fire, double panel radiator and ceiling light point.

#### Kitchen 12' 6" x 6' 2" (3.81m x 1.88m)

Rear Facing - Refitted with range of wall and base units with work surfaces over, courtesy tiling, under unit lighting, inset sink unit, built in electric oven with gas hob over and chimney canopy above, plumbing for washing machine, space for fridge freezer, seven recessed ceiling lights and door to side veranda.

#### Side Veranda

Having doors to front and rear and wall light point.

#### Dining Room 12' 10"max x 10' 2"max (3.91m x 3.10m)

Rear Facing - Having feature fireplace with inset electric fire, laminate flooring, double panel radiator, ceiling light point and patio door to rear garden.

#### First Floor Landing

Side Facing - Having ceiling light point, access to loft space and doors to bedrooms and bathroom.



#### Bedroom One 13' 2"max x 10' 2" (4.01m x 3.10m)

Front Facing - Having double panel radiator and ceiling light point.

#### Bedroom Two 12' 5" x 10' 10" (3.78m x 3.30m)

Rear Facing - Having double panel radiator and ceiling light point.

#### Bedroom Three 7' 3" x 6' 2" (2.21m x 1.88m)

Front Facing - Having double panel radiator and ceiling light point.

#### Bathroom

Rear Facing - Refitted with white suite comprising paneled bath with mixer shower and screen, low flush wc, wash hand basin set into vanity unit, tiled floor and walls, illuminated wall mirror, heated towel rail, extractor, four recessed ceiling lights and cupboard housing wall mounted combination gas central heating boiler.

#### Front Garden

Set back from the road behind hedge with low maintenance paved frontage.

#### Rear Garden

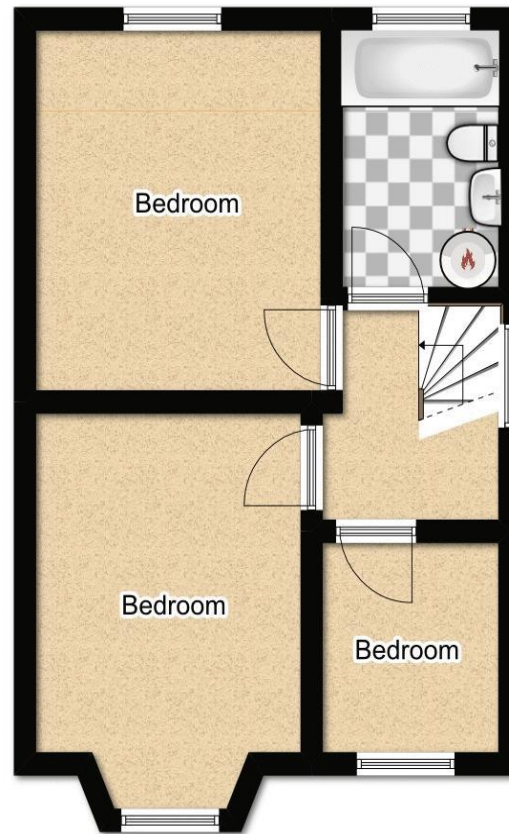
Enclosed garden with paved patio area the remainder being predominantly laid to lawn and bounded by flower beds ready for planting. To the far end there is the former garage/store and access to gated service road beyond.

#### 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)



**Ground Floor**

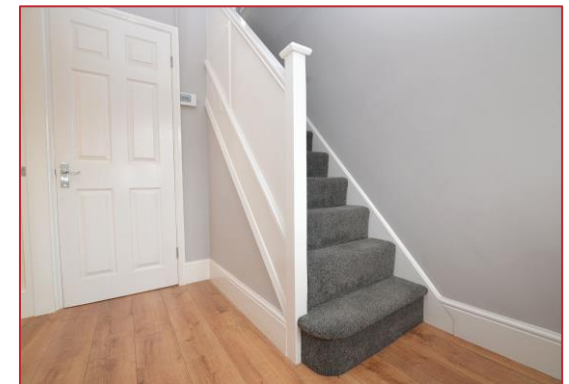


**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of windows, doors and any other items and their position are approximate.

No responsibility is taken for any error, omission or misstatement.

This plan is for illustrative purposes only and should be used as such by any interested party.



Address: 26 Hansom Road, Quinton, BIRMINGHAM, B32 1NY  
 RRN: 8304-0165-0329-4527-8333

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
	62		59
	85		85
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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