



**humberstones**  
homes

76 LYDATE ROAD, HALESOWEN, WEST MIDLANDS, B62 0DW

**Monthly Rental Of £975**





### LOCATION

Lydate Road can be found in the residential area of Halesowen giving access to local shops & businesses including a local Co-Op Store. There is also motorway access at Junction 3 of the M5 and bus routes into Birmingham & Halesowen. The property can be found by turning off Carters Lane into Bourne Avenue then right into Lydate Road where the bungalow can be found on the right hand side as indicated by the agent's To Let board.

### DESCRIPTION

This detached modern bungalow is well presented and comes unfurnished. The property is available from the early September. It comprises of an entrance hall, lounge diner, fitted kitchen, inner hallway, 2 double bedrooms with fitted wardrobes & a bathroom. There is a driveway to the front giving off road parking for 2 cars as well as established gardens to the front & rear. The property benefits from gas central heating & UPVC double glazing. NO SMOKERS NO PETS Subject to holding deposit - see our website for more details. Council Tax Band: C - EPC rating D.

#### Part glazed door to entrance hall

Side facing having tiled floor, recessed ceiling light point and door to lounge/diner

#### Lounge/Diner 14' 2" x 12' 0" (4.31m x 3.65m)

Dual aspect having feature fire place with fire, double panelled radiator, coving and ceiling light point.

#### Fitted Kitchen 12' 0" x 7' 8" (3.65m x 2.34m)

Rear facing, having tiled floor and fitted with a range of wall and base units with heat resistant work surfaces over, courtesy tiling, inset 1 1/2 bowl stainless steel sink unit, built in electric double oven, gas hob with cooker hood over, built in fridge freezer, built in dishwasher, washing machine (left on non-repairing basis), single panelled radiator, concealed wall mounted gas central heating boiler, four recess ceiling light points and door to garden.

#### Inner Hallway

Having access to loft and doors to bedrooms and bathroom

#### Bedroom One 11' 4" x 9' 0" (3.45m x 2.74m)

Rear facing, having fitted furniture and built in wardrobe, single panelled radiator and ceiling light point

#### Bedroom Two 10' 9" x 6' 4" (3.27m x 1.93m)

Front facing, having large built in wardrobe and cupboard, single panelled radiator and ceiling light point

### Bathroom

Rear facing, having tiled floor and walls and fitted with a white suite comprising panelled bath with mixer shower over, pedestal wash hand basin, WC, three recessed ceiling light points and extractor.

### Front Garden

To the front of the property there is off road parking for 2 cars and front garden with gated access to rear.

### Rear Garden

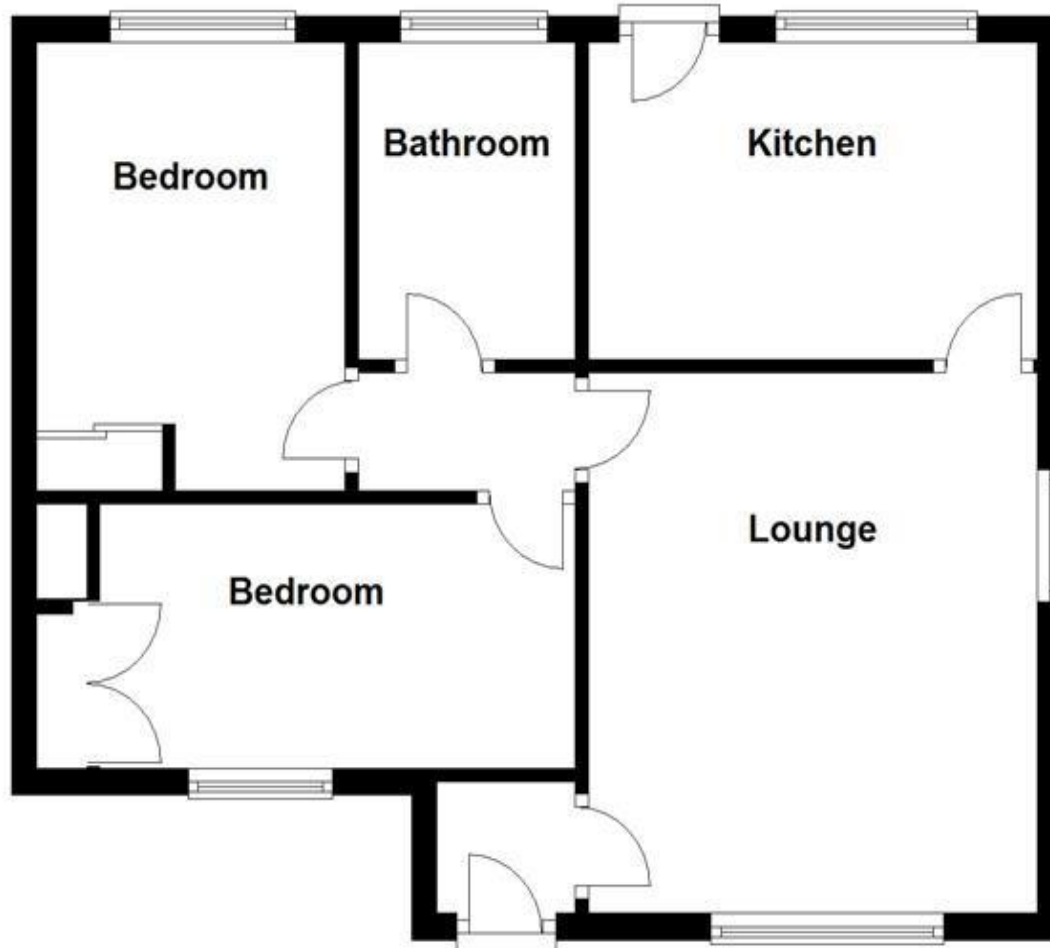
To the rear of the property there is an enclosed garden having sunny aspect with paved patio area with the remainder being predominantly laid to lawn and bounded by established herbaceous border.

### Holding Deposit

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



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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