



humberstones
homes

41 LOCKINGTON CROFT, HALESOWEN, WEST MIDLANDS, B62 9BP
Monthly Rental Of £1,100



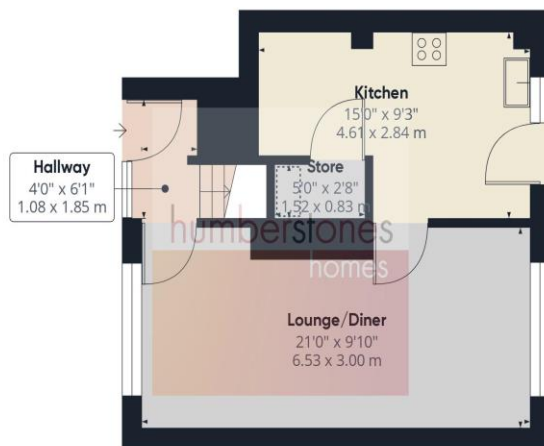


DESCRIPTION

BENEFITING FROM A COMPLETE MAKEOVER throughout with upgraded kitchen and bathroom, decorated from top to bottom and boasting new flooring, carpets and landscaped rear garden. This unfurnished home is available now subject to referencing. Tucked away in quiet corner there is communal parking (on a first come first served basis) and lawned foregarden with pathway. An entrance hall provides access to the first floor and 21ft lounge diner running from front to rear, with access to a great sized kitchen fitted with a wide range of units as well as range cooker, pantry store and door to rear garden. At first floor level there is a landing with doors off to bedrooms and bathroom. The master bedroom overlooks the front and has fitted wardrobes and built in cupboard, this is complimented by two further generous bedrooms one to the front the other at the rear and great sized family bathroom. Externally to the rear there is a large landscaped garden with timber framed garden room and store ideal for a number of purposes. PLEASE NOTE that a tenant will be required to keep the garden well maintained and cut the grass on a regular basis in the growing months. Situated within a sought after residential part of Halesowen with schools closeby, shopping facilities including a large Asda supermarket, Cinema, Gym and shops on Hagley Road West and perfect for commuters with trains (Rowley Regis Station) and buses directly into Birmingham City Centre and access to the M5 at junctions 2 & 3. The Queen Elizabeth Hospital, Orthopedic Hospital, and both Birmingham and Newman Universities are both within commutable distance and Harborne is a few minutes drive away. The property benefits from double glazing and gas central heating. For Broadband and mobile coverage checker provided by Ofcom (the office of communications) see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/> NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. Council Tax Band: B - EPC rating: D

Holding Deposit and 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.



Floor 0



Floor 1



Approximate total area⁽¹⁾

764.45 ft²
71.02 m²

Reduced headroom

3.55 ft²
0.33 m²

(1) Excluding balconies and terraces

⌵ Reduced headroom
(below 1.5m/4.92ft)

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 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.

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