





DESCRIPTION

This improved terraced home close to Bearwood High Street, comes unfurnished and is available now subject to referencing lead times. It comprises of a lounge, dining room and kitchen with new appliances. On the first floor is a landing, 2 double bedrooms and a bathroom. To the rear is a paved courtyard. The house benefits from gas central heating and double glazing. NO PETS. Subject to holding deposit - see our website for more details. Council Tax Band: B - EPC rating: C

Front door leads to Lounge 13' 1" max into bay x 11' 3" max into chimney recess (3.98m x 3.43m)

Front facing, wood laminate flooring, double panel radiator, pendent ceiling light, door to inner lobby

Inner Lobby

Door to understairs cupboard, wood laminate flooring, leading to dining room

Dining Room 12' 2" x 11' 3" max chimney recess (3.71m x 3.43m)

Rear facing, wood laminate flooring, double panel radiator, 2 wall lights, pendent ceiling light, stairs to first floor and door to kitchen

Kitchen 10' 5" x 5' 6" (3.17m x 1.68m)

Side facing, single drainer sink unit, work surfacing with splash tiling, floor & wall mounted units, freestanding cooker, new fridge, new freezer, washing machine, wood laminate flooring, ceiling light, part glazed UPVC door to rear garden

First Floor Landing

2 pendent ceiling lights, doors to all first floor rooms

Bedroom One 11' 4" max chimney recess x 11' 3" (3.45m x 3.43m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Two 12' 3" x 8' 6" into wardrobe recess (3.73m x 2.59m)

Rear facing, double panel radiator, pendent ceiling light, fitted cupboards.

Bathroom

Rear facing, panel bath with Triton shower over and shower screen to side, WC, pedestal wash hand basin, part tiled walls, ceiling light

Rear Garden

To the rear is a low maintenance paved garden.

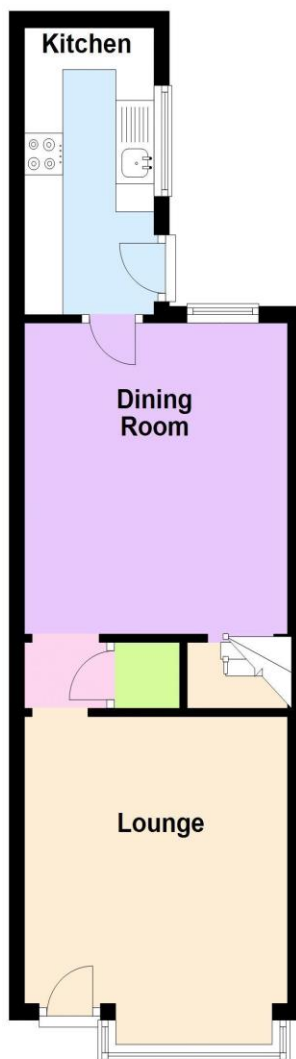


Holding Deposit and Tenancy Charges

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

Approx. 34.5 sq. metres (371.7 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



Total area: approx. 68.1 sq. metres (733.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ – 0121 796 0078 – lettings@humberstoneshomes.co.uk



