



16 WARPLE ROAD, QUINTON, BIRMINGHAM, B32 1RN

£500 PCM

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LOCATION

Can be found in the residential area of Quinton giving access to local shops and businesses, schools and amenities and bus routes into Birmingham. The property can be found by leaving the agents office and turning right onto Hagley Road West and at the roundabout turn right onto Stoney Lane and then right at the following roundabout onto Quinton Road West. Continue along Quinton Road West taking the first turning left into Warple Road and continue along Warple Road where the property can be found on the right hand side as indicated by the agents to let board.

THE PROPERTY

The property is an unfurnished semi-detached home available from the 1st October, comprising on the ground floor of an entrance porch, an entrance hall, lounge/diner, kitchen, utility area/side passage and a lean-to verandah. On the first floor there is a landing, 2 double bedrooms, a bathroom and a separate WC. There are lawned gardens to both front and rear of the property and the property also benefits from gas central heating and majority UPVC double glazing fitted and all mains services are connected. Subject to an admin fee of £100 per adult. Ref: DL142.

UPVC part glazed door leads to entrance porch.

Entrance Porch

Wood laminate flooring, ceiling light, door to entrance hall.

Entrance Hall

Single panelled radiator, cupboard, doors to lounge/diner and kitchen, wall mounted central heating thermostat control, stairs to first floor, ceiling light.

Lounge/Diner 21'6 x 11'6 max into recess

Front facing, single panelled radiator, 2 pendant ceiling lights, part glazed door to lean to verandah.

Kitchen 8'3 x 8'0 plus door recess

Rear facing, single drainer stainless steel sink unit, work surfacing with splash tiling, wall and floor mounted units, larger cupboard, wood laminate flooring, ceiling light, door to utility area/side passage.

Utility Area/Side Passage

Having power and light and door to a separate area with single drainer sink unit, work surfacing, plumbing for automatic washing machine and wall light point.

First Floor Landing

Side facing window, access to roof space, pendant ceiling light, airing cupboard containing hot water tank and slatted shelving, doors to all first floor rooms.

Bedroom One 14'9 max into chimney recess x 10'3 max into bay
Front facing, over stairs cupboard, under eaves storage, single panelled radiator, pendant ceiling light.

Bedroom Two 11'0 max x 9'1 plus door recess

Rear facing, double cupboard, single panelled radiator, pendant ceiling light.

Bathroom

Rear facing, panelled bath with shower over, pedestal wash hand basin, part tiled walls, wood laminate flooring, single panelled radiator, ceiling light.

WC

Side facing, low level WC, wood laminate flooring, ceiling light.

OUTSIDE

Front Garden

To the front of the property is a lawned garden with gravelled area and paved path that leads to the front door and side door.

Rear Garden

To the rear is a paved patio area and paved path running to the head of the garden with a lawned area adjacent and a fenced boundary.

Viewing

Strictly by appointment and under no circumstances must any approach be made directly to the owners. Arrangements can easily be made via the vendors sole selling agents Humberstones Homes:- Monday to Friday 9.00am and 5.30pm and Saturday 10.00am and 1.00pm on 0121 422 1188.

TENANTS FEES

Any prospective tenant is subject to an administration fee of £100 per adult.





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.



Energy Performance Certificate

16, Worpole Road, BIRMINGHAM, B32 1RN
 Dwelling type: Semi-detached house
 Date of assessment: 08 June 2013
 Date of certificate: 08 June 2013

Reference number: B3200-3760-0020-1000-7873
 Type of assessment: EPCAP, existing dwelling
 Total floor area: 87 sq ft

Use this document to:
 1. Compare current energy use of properties to see which properties are more energy efficient
 2. Discover current energy use and costs for existing conventional measures

Estimated energy costs of dwelling for 3 years*		£ 2,580	
Over 3 years you could save		£ 1,056	
Estimated energy costs of this house			
	Current costs	Potential costs	Potential future savings You could save a total of £ 1,056 over 3 years
Lighting	£ 120 over 3 years	£ 120 over 3 years	
Heating	£ 2,140 over 3 years	£ 1,293 over 3 years	
Hot Water	£ 320 over 3 years	£ 173 over 3 years	
	Total £ 2,580	£ 1,523	

*These figures show how much the average household would expect to spend in this property for heating, lighting and hot water. This includes energy use for running appliances like TVs, computers and cookers, and any electricity.

Energy Efficiency Rating

Current: D
 Potential: C

This graph shows the current energy efficiency of your house. The higher the rating the more your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measure	Insulative cost	Typical savings over 3 years	Available with Green Deal?
1. Increase hot water tank to 270 mins	£ 100 - £ 300	£ 70	Yes
2. Cavity wall insulation	£ 500 - £ 1,200	£ 334	Yes
3. Floor insulation	£ 500 - £ 1,200	£ 144	Yes

See page 3 for a full list of recommendations for this property.
 *Based on typical household energy consumption. Energy efficiency measures you could see how to save money, and how to improve your energy efficiency. The Green Deal may allow you to make your home warmer and brighter as well as save on the cost of the loan.

Page 1 of 4

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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