





LOCATION

High Oak can be found in the residential area of Brierley Hill bordering Pensnett giving excellent access to local shops & amenities and is within walking distance of Russells Hall Hospital. The property can be found by turning off the A4101 High Street in High Oak where number 28 can be found in a terrace just after the turning right into Corbys Hall Road. The parking for the house can be found just off Corbys Hall Road on the left hand side.

DESCRIPTION

This well presented terraced home comes unfurnished and is available early July subject to referencing. It comprises on the ground floor of an entrance hallway, downstairs WC, dining room, lounge & kitchen with utility area. On the first floor is a landing, 3 bedrooms, shower room & bathroom. To the rear is a small lawned area with a parking space. The property benefits from gas central heating & double glazing fitted. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. Council Tax Band A - EPC Rating: D

Front door leads to Hallway

Feature tiled flooring, doors to WC, dining room and lounge, stairs to first floor, single panel radiator, pendent ceiling light

WC

WC, ceiling light

Dining Room 11' 9" x 10' 6" max into recess (3.58m x 3.20m)

Front facing, double panel radiator, pendent ceiling light

Lounge 15' 3" x 11' 6" (4.64m x 3.50m)

Rear facing, single panel radiator, understairs cupboard, pendent ceiling light, opening leads to utility area

Utility Area 6' 3" x 4' 9" (1.90m x 1.45m)

Side facing, work surfacing, plumbing for washing machine, wall & floor mounted units, 4 downlighters, part glazed UPVC door to rear garden, opening leads to kitchen

Kitchen Area 8' 5" x 8' 5" (2.56m x 2.56m)

Side facing window, single drainer sink unit, work surfacing with splash back, Lamona oven & hob with a stainless steel cooker hood over, integrated fridge freezer, floor & wall mounted units, 6 downlighters.

First Floor Landing

Access to roof space, overstair cupboard, 2 pendent ceiling lights, doors to all first floor rooms

Bedroom One 15' 0" max into door recess x 7' 5" (4.57m x 2.26m)

Rear facing, double panel radiator, pendent ceiling light



Bedroom Two 12' 8" x 7' 5" (3.86m x 2.26m)

Rear facing, double panel radiator, pendent ceiling light

Bedroom Three 9' 4" x 9' 4" max (2.84m x 2.84m)

Front facing, double panel radiator, pendent ceiling light

Shower Room

Walk in shower cubicle, ceiling light

Bathroom

Front facing, panel bath, WC, wash hand basin, single panel radiator, ceiling light

Rear Garden

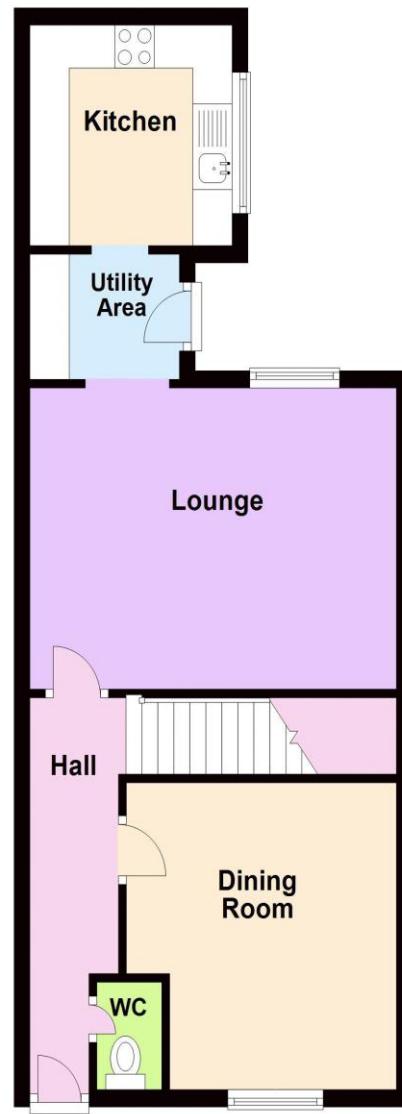
To the rear is a shared lawned area leading to a shared parking area accessed off Corbys Hall Road

Holding Deposit & In Tenancy Fees

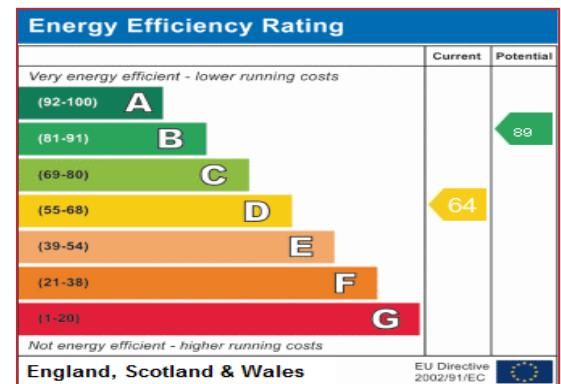
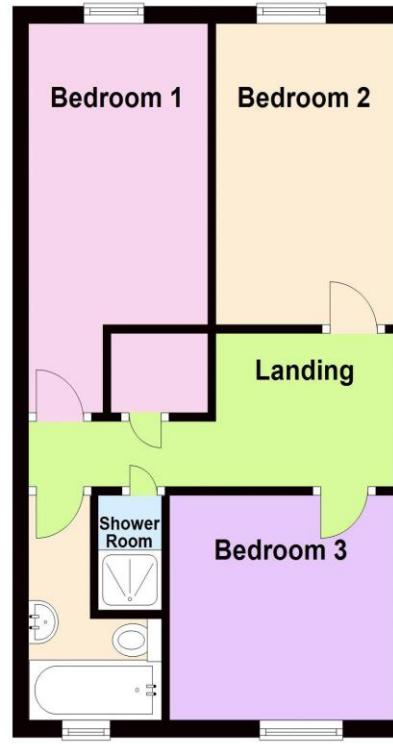
Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right- to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy 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) 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.

Ground Floor



First 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.



