

Scriven & Co. Proforma check and draft details

Flat 5 The Oaklands, 251 Spies Lane, Halesowen, West Midlands, B62 9BN

£995 Per Calendar Month

Ref: 18768764

Tenure:

Type: Apartment - Purpose Built

Receptions: 1

Bedrooms: 2

Bathrooms: 1

Council Tax Band: C

- Top-floor apartment
- Beautiful finish throughout
- Stylish kitchen and bathroom
- Two double bedrooms
- Large living room
- Ideal location for access to the motorway network

A fantastic opportunity to rent a bright and spacious two-bedroom second-floor apartment which has been finished to a high standard throughout. Ideally located for access to the motorway network.

This wonderful apartment is accessed via stairs from the first-floor and it should be noted that there is no lift access. Front door leads into well-finished entrance hall, complete with intercom system and large storage cupboard. Bathroom benefits from a beautiful roll top bath and a stylish finish. Neutral, well-appointed kitchen benefitting from integrated oven, hob, extractor and dishwasher. Very spacious living room which is neutrally finished throughout and the property is complete with two double bedrooms.

Please note - The landlord has a relation to a member of staff at Scriven & Co.

Measurements:

Living room - 4.1 X 5.3

Kitchen - 2.5 Min 3.2 Max X 1 Min 1.3 Max

Bedroom 1 - 2.6 X 2.9

Bedroom 2 - 2.9 X 3.9

INFORMATION FOR TENANTS

Why Choose Scriven & Co?

At Scriven & Co, we've been serving tenants since 1937. As a regulated firm, we adhere to the highest industry standards set by the Royal Institute of Chartered Surveyors (RICS) and ARLA Propertymark. Our dedicated team ensures smooth lettings and ongoing property management, providing you with professional and friendly support every step of the way.

Renting Procedure

1. Virtual Property Viewing: Start with our online "walk-through" video tour for a convenient initial viewing.
2. Pre-Qualification Application: Submit a quick pre-application form via the link we send to you via email following your enquiry.
3. Application Review: We review applications with the landlord, discussing moving timescales and

tenancy details.

4. In-Person Viewing: If you are successful, we will invite you to view the property in person.

5. Referencing and Credit Checks: Upon acceptance, we conduct necessary checks through our trusted third-party agency, Goodlord.

6. Confirmation of Start Date: Once references are satisfactory, we confirm the tenancy start date and details with you.

7. Signing Tenancy Agreement: Electronically sign the tenancy agreement, ensuring transparency and clarity.

8. Property Handover: Prior to move-in, we prepare a detailed schedule of the property's condition, ensuring a smooth transition.

9. Key Handover and Utility Notification: On the tenancy start date, keys are released, and utility providers are notified.

10. Pet Policy: If agreed with the landlord, pets are welcome with certain conditions, including a monthly rent increase of £25 and professional cleaning requirements.

Upfront Costs

- Holding Deposit: 1 week's rent
- Tenancy Deposit: 5 weeks' rent (registered with TDS)
- First Rent Payment: One month's rent in advance (minus holding deposit)

Additional Charges During Tenancy

- Alterations to Tenancy Agreement: £50.00 including VAT
- Early Termination Fees: Agreed in writing, covering reasonable costs incurred
- Late Rent Payment Fee
- Lost Keys/Security Devices Replacement Costs

Rent Payment Method

Set up a standing order for monthly rent payments, due on the first of each month.

Other Bills to Consider

Council tax, gas, electricity, water, TV license, and insurance for personal belongings.

Contact Us

For any queries, contact our Lettings Department at 0121-422-4011 (option 2). We're here to help with any concerns, big or small.

(QC115e 04/24)

MATERIAL INFORMATION TO CHECK:

Property construction

Utilities – how they are supplied:

Electricity supply

Water supply

Sewerage

Heating

Parking

- **Building safety – e.g, unsafe cladding, asbestos, risk of collapse**
- **Restrictions – e.g. conservation area, listed building status, tree preservation order**
- **Rights and easements – e.g. public rights of way, shared drives**
- **Planning permission – for the property itself and its immediate locality**
- **Accessibility/adaptations – e.g. step free access, wet room, essential living accommodation on entrance level**
- **Coalfield or mining area**

CONFIRM VIEWING ARRANGEMENTS FOR SYSTEM

Vendor Accompanied ?

Property Empty We Hold Key and Accompany ?

Vendor in Occupation but Agents Accompany ?

Other Viewing Remarks/Notes:

NOTE TO TYPIST: IF VIEWING NOT DETAILED RETURN FORM TO SURVEYOR

Checked by

Date checked

Printed 18th December 2025