

Scriven & Co. Proforma check and draft details

64 Bisphopton Road, Smethwick, West Midlands, B67 5DU

£1,195 PCM

Ref: 17949290

Tenure:

Type: House - Terraced

Receptions: 2

Bedrooms: 3

Bathrooms: 1

Council Tax Band: C

- Three Bedroom House
- Sought after location adjacent to lightwoods park
- Exceptionally high standard of finish throughout
- Fresh decoration & new floor finishes
- Generous rear garden with paved patio and lawned area
- Garage to the rear providing additional storage or parking
- Available immediately!

Recently redecorated three bedroom house with first floor bathroom, fresh carpets throughout, two reception rooms, and a spacious kitchen, benefitting from a large rear garden and garage, conveniently located for access into the city.

ACCOMMODATION

A recently redecorated three-bedroom mid-terraced property, benefitting from fresh carpets throughout, and briefly comprising; entrance leading into a bright and spacious first reception room, with a second reception room beyond featuring an electric fire. To the rear is a generously sized fitted kitchen with hob and oven, offering ample space for appliances and storage, and providing access to a large rear garden having a paved slabbed patio area leading onto a lawned section. There is also a garage located to the rear of the property, providing additional storage or parking.

Stairs to first floor and landing providing access to three well-proportioned double bedrooms and a family bathroom with shower. Fresh decoration and new carpets throughout create a clean and modern feel. A well-presented home, must be viewed to appreciate.

Measurements:

Reception room 1 - 4 Max 3.6 Min X 3.5

Reception room 2 - 4 Max 1.9 Min X 4.1 Max 2.1 Min

Kitchen - 2.1 Max 0.9 Max X 6.2 Max 3.3 Min

Bedroom 1 - 3.5 X 3 Max 2.7 Min

Bedroom 2 - 4 Max 3.7 Min X 3.3

Bedroom 3 - 2.1 X 2.3

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

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