

## Scriven & Co. Proforma check and draft details

**4A Wassell Road, Wollescote, Stourbridge, West Midlands, DY9 9DJ**

£1,150 PCM

Ref: 18668931

Tenure:

Type: House

Receptions: 1

Bedrooms: 3

Bathrooms: 1

Council Tax Band: C

- Three-bedroom detached house
- Kitchen with oven, hob & extract hood
- Ground floor W.C.
- Bathroom with separate shower cubicle
- Driveway parking
- Enclosed rear garden with storage unit
- Must view to appreciate
- Available beginning of March

A beautiful three-bedroom detached house, having driveway parking, enclosed rear garden, and popular location, close to nearby countryside.

This lovely property comprises, hall entrance, ground floor W.C., kitchen with oven, hob & extract filter. Living room with stairs to first floor accommodation and doors leading to patio and garden. First floor accommodation comprising; two double bedrooms, third single bedroom, and house bathroom with separate shower cubicle. Blinds to most windows. DG windows and heating/hot water provided by gas combination boiler. Enclosed rear garden with some external storage. Driveway parking. Must view to appreciate. Available beginning of March.

PLEASE NOTE - Photographs and video were prepared in December 2024, still representative of the current condition, but she be used as a guide for layout and room sizes. The property is currently tenanted, available from March 2026!

Measurements:

Main Bedroom

4.3 max 2.25 min x 2.38 min 2.62 max

Second Bedroom

2.06 x 3.2

Third Bedroom

2.05 x 4.93

Living Room

4.24 x 4.25 max 3.68 min

## 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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