Scriven & Co.
Est. 1937

Residential Lettings

8a, Three Shires Oak Road, Smethwick, West Midlands, B67 5BA

£650 Per Month **Deposit - £750** **Holding Deposit - £150**

A spacious one bedroom first floor flat having communal rear garden and ideally situated for access to the City Centre and Bearwood High Street.

- One bedroom flat
- Bathroom with electric shower over bath
- Open-plan living room and kitchen
- Kitchen includes cooker, fridge freezer and washing machine
- Electric heating throughout
- Double-glazed windows
- Shared rear garden

All Buildings Great & Small

RICS Regulated by RICS
arla naea propertymark
intertek ISO 9001:2015
UKAS MANAGEMENT SYSTEMS 014
OnTheMarket rightmove

This well-presented one-bedroom flat is accessed via a rear gate from Wattis Road and briefly comprises an entrance hall, bathroom with an electric shower over the bath, and an open-plan living/kitchen area. The kitchen is equipped with a cooker, fridge freezer and washing machine, while the living space benefits from a gas fire. Further features include electric heating, double-glazed windows and access to a shared rear garden. Available immediately.

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.

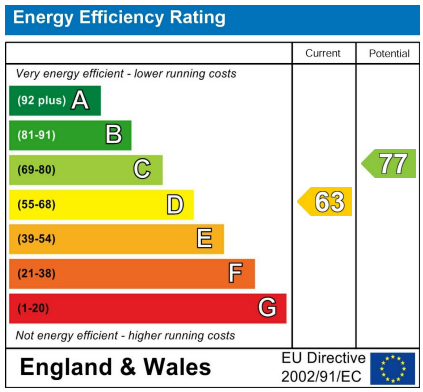
Contact Us
For any queries, contact our Lettings Department at 0121-422-4011 (option 2). We're here to help with any concerns, big or small.

(QC115e 04/24)

Important notices
The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors. **VAT:** All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).

Scriven & Co.
Est. 1937

- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS



Property Reference: 17949380