

Residential Lettings



5, Norfolk Road, Edgbaston, Birmingham, B15 3PS

Rent: £1,295 pcm

Holding deposit: £310

Deposit: £1,555

Spacious two-double-bedroom apartment with separate study and balcony overlooking well maintained and mature communal gardens, having fantastic location in a prime area of Edgbaston, convenient for nearby Hospital, Schools, University & Sports clubs. Garage included. *MUST VIEW TO APPRECIATE*

- Spacious two-double bedroom apartment with balcony and garage
- Great location convenient for; City centre, motorway, public transport, Schools, University & Hospitals
- Dedicated study with plenty of sockets
- Stylish kitchen with Bosch double oven/microwave, Bosch induction hob, extract hood/filter, Samsung washing machine, Bosch fridge and freezer & dishwasher
- Feature shower room with storage and under-floor heating
- Ensuite W.C. and fitted wardrobe to master bedroom
- Plenty of additional fitted bedroom storage including wardrobe to second bedroom
- Modern electric heating & unvented cylinder to provide pressurised hot water
- Open-plan and spacious "L" shaped living/dining room with South facing balcony over-looking gardens
- MUST VIEW TO APPRECIATE - AVAILABLE NOW!

All Buildings Great & Small



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Situated in a small exclusive development, the property is accessed via a well-maintained communal area. Internally, this spacious property has a neutral and high-quality finish throughout. Briefly comprising; hall entrance with mirrored storage cupboard and telephone entry system. Modern kitchen having under-floor heating and appliances including: "self-cleaning" Bosch double oven/microwave, Bosch induction hob, extract hood/filter, Samsung washing machine, Bosch fridge and freezer & dishwasher. "Open" shared utility space comprising additional balcony with power, refuse chute and tumble dryer. South facing large "L-shaped" open-plan dining/living room, having balcony with electronically operated sun awning. Inner hall with various storage cupboards, leading to bedrooms and feature shower room. Master bedroom with fitted storage, over-looking gardens and having ensuite W.C. with under-floor heating. Second double bedroom having fitted storage. Dedicated study with multiple sockets. High specification shower room with under-floor heating, heated mirror, walk-in shower and stylish fittings. DG to windows and modern electric heating. Unvented hot water cylinder to provide mains pressure hot water. Garage with electric power socket and remote-controlled electrically operated door and with convenient outdoor water supply. Must view to appreciate. Available now!

Stonebury is situated on Norfolk Road being conveniently located for Birmingham City Centre via the Hagley Road (A456), and the motorway network via Junction 3 of the M5 or Junction 6 of the M6. The A456 also provides bus services to and from the city.

In terms of education, there is the university and a wide range of schools for children of all ages, in respect of both private and state sectors. These include; Hallfield Preparatory School, West House, Blue Coat School, Edgbaston High School for Girls, St George's School, The Priory School and The King Edward Foundation Schools. Harborne Infant and Junior School at Station Road and Chad Vale Primary and Junior School are also very convenient.

The redeveloped Queen Elizabeth Hospital, The BMI Edgbaston, Priory Hospitals, The Birmingham Children's Hospital and City Hospital are all within a few miles. In addition, if those that like sport, the Edgbaston Priory Club, Edgbaston and Harborne Golf Clubs, The Archery Tennis Club. and the Warwickshire County Cricket Ground are all situated close by.

MEASUREMENTS

Kitchen: 3.46m x 1.97m (both max measurements over kitchen work surfaces)
Lounge area: 4.93m x 4.70m
Dining area: 2.81m x 3.61m
Master bedroom: 3.79m x 3.32m
Bedroom 2: 3.29m x 3.28m (plus wardrobes)
Study: 2.99m x 1.92m (plus recess)

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)

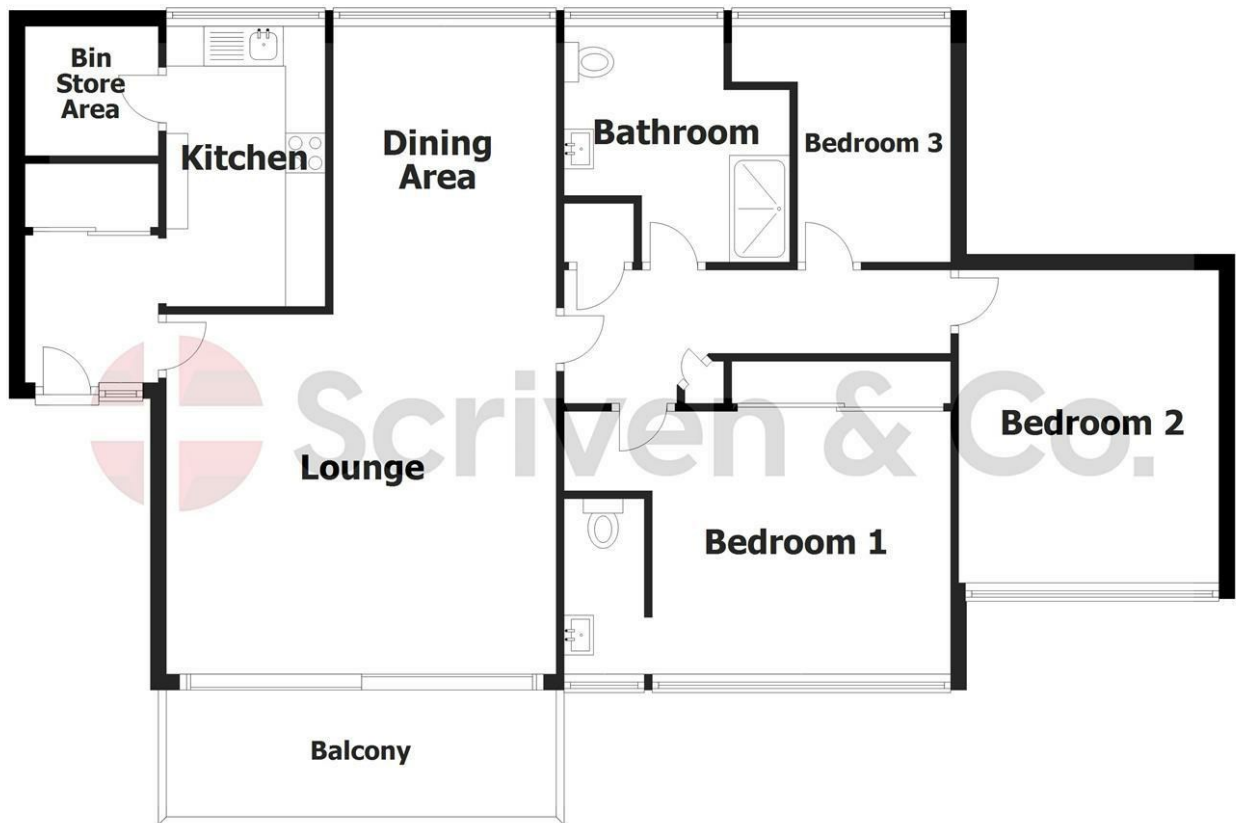


Important notices

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).

Floor Plan



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Property Reference: 18657665