

Scriven & Co. Proforma check and draft details

45 Park Road, Smethwick, B67 5HP

£1,195 Per Calendar Month

Ref: 18754359

Tenure:

Type: House - Mid Terrace

Receptions: 1

Bedrooms: 2

Bathrooms: 1

Council Tax Band: B

- Well-presented fully-furnished home
- Spacious living area
- Well-appointed kitchen
- Generous rear garden
- Modern bathroom
- Two double bedrooms
- Available now!

A fantastic two-bedroom mid-terrace fully-furnished home, beautifully presented with a modern, neutral finish throughout, featuring a recently refurbished bathroom and a generous rear garden.

This fantastic fully furnished property is accessed via a small, shared yard area to the front giving access to the front door. Upon entry, the property briefly comprises of a small entrance hall leading to a spacious reception room featuring high ceilings, decorative ceiling roses and a characterful stained glass bay window, having a modern finish and furnished with two sofas, coffee table, bookshelf, lamp and dining table with chairs. Kitchen to the rear with back door providing access to the rear garden and complete with fitted units, oven, washing machine and fridge. Stairs to first-floor landing giving access to a recently updated bathroom having a modern, neutral finish complete with shower over bath. Two double bedrooms, with the rear bedroom furnished with a double bed, armchair, mirror and chest of drawers and the larger main bedroom to the front furnished with a double bed, two chest of drawers and a wardrobe. On-street parking is available without permit, available immediately!

Measurements:

Reception room: 3.5m max, 2.2m min x 7.0m max

Kitchen: 2.1m max, 1.5m min x 2.6m max

Master bedroom: 3.19m min, 3.5 max x 3.4m max

Second bedroom: 2.96m min, 3.47 max x 2.2m min, 2.6m max

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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