

Scriven & Co. Proforma check and draft details

282 Quinton Road West, Quinton, Birmingham, B32 1LY

£1,395 PCM

Ref: 18783957

Tenure:

Type: House - Semi-Detached

Receptions: 2

Bedrooms: 3

Bathrooms: 2

Council Tax Band: B

- Beautifully presented three-bedroom family home
- Spacious open-plan ground floor living area
- Modern kitchen/diner with integrated oven, hob and extractor hood
- Bi-fold doors opening onto a large, enclosed rear garden
- Additional second reception room with skylight, providing flexible living space
- Off-road parking for two vehicles via a private driveway
- Double glazed windows throughout
- Gas central heating
- Available immediately!

A beautifully presented three-bedroom family home having unique open-plan ground floor living space that can be separated into three areas, high quality finish throughout, and with convenient location ideal for access to Birmingham City Centre, public transport links and nearby shops, Schools and amenities

Having private driveway providing off-road parking for two vehicles, the property briefly comprises; porch entrance, spacious entrance hall with stairs to first floor. Front reception room with internal bi-fold doors to open-plan kitchen/dining area. Stylish kitchen having integrated oven, hob and extract filter/hood. Further bi-fold doors leading to rear reception room having ceiling lantern window and bi-fold doors into the garden having small patio and lawn. Spacious ground floor family bathroom. First floor accommodation comprising; landing, two well-proportioned bedrooms (one with fitted storage), third single bedroom ideal as a child's room, nursery or study. The first floor family shower room. Enclosed garden with shed. Gas boiler and radiator heating. Available now!

Please note; The EPC has been instructed and we are currently awaiting certificate.

Measurements:

Reception room – 9.5 Max (From front window to rear bi-fold doors) 3.2 Min X 4.2

Kitchen – 6.1 Max 0.9 Min X 2.3 Max 1.2 Min (Between kitchen cabinets)

Rear reception room – 3.8 X 2.9

Bedroom 1 – 3.6 Max 2.3 Min X 2.1 Max 1.6 Min

Bedroom 2 – 3.6 X 3.2

Bedroom 3 – 2.3 Max 1.2 Min X 2.3 Max 1.7 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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