

## Residential Lettings



75, Victoria Road, Brierley Hill, DY5 1DD

**£875 PCM**

**Holding deposit £200**

**Deposit £1005**

This beautifully presented two-bedroom family home benefits from a spacious master bedroom with en-suite facilities and a low-maintenance rear garden featuring stair access to a versatile loft area.

- Two-bedrooms
- Two spacious living rooms
- Modern Kitchen
- Master bedroom with ensuite
- Versatile loft access
- Rear enclosed garden
- Integrated appliances to kitchen
- Available immediately!

**All Buildings Great & Small**



**RICS**  
Regulated by RICS

arla naea  
propertymark



OnTheMarket rightmove



As you enter the property, you're welcomed into the first reception room, from here, you move through to the second reception room, which also provides access to the cellar, ideal for extra storage. Double doors open from this room onto the enclosed rear garden, creating a lovely flow between indoor and outdoor living. Continuing through, you'll find the modern kitchen, fitted with integrated appliances such as an integrated oven and hob. Please note: the freestanding fridge and freezer will be gifted, this will then be the tenant's responsibility to maintain. Towards the rear of the ground floor is the family bathroom. Upstairs, the property offers two spacious bedrooms. The first bedroom is a generous double, complete with wardrobes and a chest of drawers. The master bedroom features its own ensuite shower room and loft access, providing extra versatility for storage or a small home office. Outside, the rear enclosed garden offers a private space.

#### Measurements:

Reception room 1 - 2.5 Min 3 Max x 3.4

Reception room 2 - 2.7 Min 3 Max X 3.4

Kitchen 5 X 1.9 Max 0.7 Min (Between countertops)

Bedroom 1 - 2.8 Min 3.1 Max X 3.4

Bedroom 2 - 2.6 Min 4.2 Max X 3.4

Loft space - 2.2 Min 3.1 Max X 3.6

#### 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).





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- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Reference: 18735982