

Scriven & Co. Proforma check and draft details

71 Red Lion Close, Tividale, Oldbury, West Midlands, B69 1TP

£825 PCM

Ref: 17948702

Tenure:

Type: Maisonette - Upper

Receptions: 1

Bedrooms: 1

Bathrooms: 1

Council Tax Band: A

- One-bedroom refurbished maisonette
- Brand new modern fitted kitchen
- Open-plan kitchen/living area
- Integrated oven, hob and extractor
- Spacious double bedroom
- Contemporary shower room with walk-in cubicle
- Fresh redecoration throughout
- New carpets and floor finishes
- Garage to the rear
- Available now!

Refurbished one bedroom maisonette with open-plan living, brand new fitted kitchen and shower room, fresh decoration and new carpets throughout, benefitting from a garage and conveniently located for local amenities.

A beautifully refurbished one-bedroom maisonette, finished to a high standard, and briefly comprising; stairs leading to first floor accommodation and a bright open-plan living space with brand new fitted kitchen having integrated oven, hob & extractor. Inner hallway providing access to a well-proportioned double bedroom and a stunning modern shower room with walk-in shower cubicle, basin and WC. New carpets and fresh redecoration throughout. High heat retention night storage heaters. Double glazed windows. Garage to the rear of the property. Available now!

Please note - the EPC for the property has expired and has been instructed to be completed.

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

Printed 8th April 2026