

## Scriven & Co. Proforma check and draft details

**28 Monckton Road, Oldbury, B68 0QX**

£1,350

Ref: 18665668

Tenure:

Type: House - Semi-Detached

Receptions: 1

Bedrooms: 3

Bathrooms: 1

Council Tax Band: C

- Three bedroom house
- Recently refurbished and improved
- Fitted kitchen with various appliances
- Spacious reception hall
- Beautiful bathroom with shower
- Side utility
- Convenient location
- Must view to appreciate
- Available immediately!

Recently refurbished three-bedroom house having “quality” internal finish throughout, large rear garden and popular location ideal for nearby schools, shops, bus services and access to both the M5 motorway and City centre.

With porch and spacious entrance hall the property is neutrally finished throughout and comprises; under-stair storage cupboard, large through living/dining room. Modern kitchen having gas hob, oven, extract hood/filter, washing machine, freezer & fridge. Door from kitchen leading into side utility area having additional storage and providing access to both the garage and rear garden. Stairs from hall to spacious landing. Three bedrooms. Beautiful bathroom with shower over. DG windows. Combination boiler serving radiator heating. Garage. Enclosed rear garden. Must view to appreciate. Available now!

Measurements:

Living room: 3.53 x 8.05 (max) 3.25 x 7.32 (min)

Bedroom one (rear): 3.13 x 3.77 m

Bedroom two (front): 3 x 3.56 m

Bedroom three: 2.64 x 3.05 m

### 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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