

Scriven & Co. Proforma check and draft details

28 Lea Castle Drive, Lea Castle, Kidderminster, DY10 3FB

£1,495 Per Month

Ref: 18707243

Tenure:

Type: House - Semi-Detached

Receptions: 1

Bedrooms: 3

Bathrooms: 2

Council Tax Band: C

- Beautiful three-bedroom house
- Master bedroom with ensuite shower room
- Double bedroom with fitted wardrobes
- House bathroom with shower
- Ground floor W.C.
- Kitchen with various integrated appliances
- Stunning garden with artificial grass & covered seating area
- Good sized garage with front and side access
- Rural location on modern housing estate
- Available middle of May!

Stunning three-bedroom house situated on new development surrounded by woodland and open space. Other benefits include beautiful, landscaped garden with artificial grass, good-sized garage, kitchen with various integrated appliances and ensuite to master bedroom.

Located on the popular 'Park Gate' development, this stylish and neutrally finished family home comprises ground floor with welcoming entrance hall, ground floor cloakroom, lounge with double glazed "French" doors to the rear garden, some under-stair storage and an open plan modern kitchen with integrated appliances. Stairs from hall to "wide" first floor landing. Two double bedrooms and stylish house bathroom with shower over bath. Further stairs from first floor landing to second floor landing having good sized storage cupboard. Master bedroom with modern fitted en-suite shower room. Driveway leading to garage, and fantastic sized low maintenance rear garden with artificial grass and well-established borders. Small front garden. Double glazed windows and gas boiler/radiator heating. Modern decorative finish and floor coverings. Some blinds and curtains. Must view to appreciate. Available mid-May!

PLEASE NOTE: Marketing photos and video was prepared prior to the commencement of the previous tenancy in April 2025.

MEASUREMENTS

Lounge - 4.33m(max)/3.34m(min) x 4.06m(max)

Kitchen area - 3.91m(max inc work surface) x 2.08m(max including work surface)

Bedroom 2 - 3.67m(plus wardrobe) x 2.66m

Bedroom 3 - 4.33m(max)/1.94m(min) x 3.04m(max)/1.94m(min)

Master bedroom (bedroom 1) - 4.00m(plus bay) x 3.30m

Garage - 5.84m x 2.93m(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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