

# Scriven & Co. Draft Details (Residential Letting)

21 Dunstall Road, Halesowen, West Midlands, B63 1BB

£1,195 Per Month

Ref: 17949371

EPC= D

Printed 30th October 2024

- Three-bedrooms
- Two reception rooms
- Freshly redecorated
- New carpets throughout
- Stylish kitchen with oven, gas hob & extract filter/hood
- Modern bathroom with shower over bath
- Double-glazed windows
- Combination gas boiler serving radiator heating
- Driveway parking
- Available now!

Fully redecorated and improved three bedroom semi-detached house, having side garage/utility, modern finish throughout, and popular location close ideal for nearby Schools.

## ACCOMMODATION

This freshly redecorated, unfurnished property comprises; porch entrance, hall with under-stair storage, two well-sized reception rooms, stylish kitchen with oven, gas hob & extract filter/hood, side garage with utility area having plumbing and electric supply. Three bedrooms. Third bedroom with bulk-head storage. Modern bathroom with shower over bath. Double-glazed windows & combination gas boiler serving radiator heating. Brand new carpets throughout. Driveway parking and front corner lawn. Enclosed rear garden. Available now!

EPC- D

Council Tax Band- C

Council- Dudley

## MEASUREMENTS

Front reception room: 3.64m x 3.33m

Rear reception room: 3.97m x 3.35m (max)

Bedroom 1: 3.95m x 3.30m

Bedroom 2: 3.34m x 3.36m

Bedroom 3: 2.22m x 2.32m

## 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)

