

Scriven & Co. Proforma check and draft details

96 Farm Road, Oldbury, West Midlands, B68 8QZ

£1,195 Per Month

Ref: 18743168

Tenure:

Type: House - Terraced

Receptions: 2

Bedrooms: 3

Bathrooms: 1

Council Tax Band: A

- Refurbished in 2025 three-bedroom terraced house
- Kitchen complete with integrated oven, hob and extract hood/filter
- Two reception rooms
- Utility area
- Stylish bathroom with shower over bath
- Enclosed rear garden
- Gas boiler serving radiator heating
- DG windows
- Available beginning of October!

Refurbished and improved in 2025 this three-bedroom terraced house, has an exceptional finish throughout, enclosed rear garden, and popular location ideal for motorway access

Accessed from a shared entry, you enter the property via the lobby which is situated to the middle of the house at ground floor level. To the rear toe lobby leads to a newly installed kitchen complete with integrated oven, hob and extract hood/filter. The kitchen leads into a small storage/utility area with plumbing for an additional appliance and combination boiler. Stylish bathroom with shower over bath. Two reception rooms with a store cupboard located off a small inner lobby situated in between each room. Stairs to the first floor are located within the second reception room. Two double bedrooms (rear double bedroom with storage) and further single bedroom. Gas boiler serving radiator heating. DG windows. Brand new carpets and fully redecorated throughout. Enclosed rear garden. Must view to appreciate.

Please note: The photos and video prepared were taken prior to the commencement of the previous tenancy in October 2025

Measurements:

Bedroom 1 - 3.5 max 3.2 min X 3.4

Bedroom 2 - 4 x 2.8 max 2.4 min

Bedroom 3 - 1.7 x 3 min 3.9 max

Kitchen- 2.5 max 1.3 min x 2.7

Reception room 1 - 5 max 4 min x 3.5 max 3.1 min

Reception room 2 - 3.5 max 3.1 min x 3.4

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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