

Scriven & Co. Draft Details (Residential Letting)

43A Oakfield Road, Wollescote, Stourbridge, West Midlands, DY9 9DL

£920 PCM Holding Deposit - £205 Deposit - £1,030

Ref: 17950457

EPC= C

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- Two-bedroom semi-detached house
- Professionally redecorated
- Brand new carpets and some new fixtures
- Kitchen with oven, hob & extract hood
- Ground floor W.C.
- Bathroom with shower
- Driveway parking
- Enclosed rear garden
- Must view to appreciate
- Location close to countryside

An improved and redecorated two-bedroom semi-detached house, having driveway parking, enclosed rear garden, and popular location, close to nearby countryside.

With fresh neutral decoration throughout, brand new carpets and various new fixtures and fittings, this lovely property comprises, hall entrance, ground floor W.C., kitchen with oven, hob & extract filter. Living room with stairs to first floor accommodation and doors leading to patio and garden. First floor accommodation comprising; two bedrooms and house bathroom with shower. Blinds to most windows. DG windows and heating/hot water provided by gas combination boiler. Enclosed rear garden with some external storage. Driveway parking. Must view to appreciate. Available now.

Measurements:

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)

