

Scriven & Co. Proforma check and draft details

97 Shenstone Valley Road, Halesowen, B62 9TE

£1,300 Per Calendar Month

Ref: 18774433

Tenure:

Type: House

Receptions: 1

Bedrooms: 3

Bathrooms: 1

Council Tax Band: C

- Beautifully presented three-bedroom family home
- Professionally redecorated throughout
- Open-plan ground floor living space with bi-fold doors to the kitchen/diner
- Kitchen/diner with integrated oven, hob and extractor hood
- Bi-fold doors opening onto a large, enclosed rear garden
- Two double bedrooms with fitted wardrobes plus a third single bedroom/study
- Off-road parking for two vehicles via gravel driveway
- Sought-after location close to Lapal, Howley Grange and Hurst Green schools

A beautifully presented three-bedroom family home, professionally redecorated throughout, offering a fantastic open-plan ground floor that feels light and spacious. Ideally located on a sought-after road, within close proximity to the highly regarded Lapal, Howley Grange and Hurst Green schools.

This lovely family home is accessed via a gravel driveway providing off-road parking for two vehicles and leads to a welcoming porch entrance. From here, you enter a spacious entrance hall with stairs rising to the first floor. The family living space is located to the front of the property, with bi-fold doors opening into the rear kitchen/diner. The dining area further benefits from bi-fold doors opening directly onto the rear garden, which features a partly decked area ideal for outdoor entertaining, making it perfect for both family living and hosting guests. The kitchen is well equipped with an integrated oven, hob and extractor hood.

To the first floor, the landing provides access to two double bedrooms, both with fitted wardrobes, and a third single bedroom ideal as a child's room or home study. The property also features a large family bathroom with a shower over the bath. Ideally suited for families, the home is well located for highly regarded local schools and offers excellent access to the motorway network.

Measurements:

Reception room 1 - 10.7 Max (Front bay window to bi-fold doors to rear garden) 5.4 Min (Front bay window to interior bi-fold doors) X 2.9 Max 2.5 Min

Reception room 2 - 10.7 Max (Bi-fold doors to rear garden to front bay window) 4.3 Min (Interior bi-fold doors to bi-fold doors to rear garden) X 2.4 Max 2.3 Min

Kitchen - 1.8 Max 1.2 Min X 3.9 Max 2.7 Min

Utility - 1.8 Max 0.6 Min X 2 Max 1.1 Min

Bedroom 1 - 3.9 X 2.8 Max 2.2 Min (Wardrobe)

Bedroom 2 - 3.7 Max 2.6 Min X 3.2 Max 2.6 Min (Wardrobe)

Bedroom 3 - 2.9 X 1.3

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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