

Scriven & Co. Draft Details (Residential Letting)

98 Shalford Road, Olton, Solihull, B92 7NF

£1,050 PCM

Ref: 17948720

EPC= D

Printed 16th December 2024

- Contemporary two bedroom home
- Spacious reception room
- Modern fitted breakfast kitchen with oven, hob and extract hood.
- Under stairs storage
- Generously sized master bedroom
- Stylish bathroom with shower over bath
- Large rear garden
- Off-road parking
- Available from the 18th January 2025.

An excellent opportunity to rent a contemporary two-bedroom home featuring generous off-road parking and a beautifully established rear garden.

This modern two-bedroom home includes a porch entrance and a hallway with stairs leading to the first-floor landing. The spacious front reception room boasts a large bay window, hardwood flooring, and a tastefully lit recessed chimney breast. The fitted breakfast kitchen features an electric oven, gas hob, and extractor hood, with under-stair storage accommodating the gas combination boiler. Upstairs, there are two bedrooms, including a generously sized master bedroom, and a stylish bathroom with a shower over the bath and radiator. EPC rating: D. Available from 18th January 2025.

Disclaimer: The photographs and video were taken approximately 22 months ago before the current tenancy started. Carpets have since been installed. The internal condition may now be different, although the current tenants have looked after the house very well.

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)

