

# Scriven & Co. Draft Details (Residential Letting)

**35, Spinners End Drive Cradley Heath, West Midlands, B64 5LG**

£650 PCM

Ref: 17948616

EPC= C

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- One Bedroom first-floor flat
- Double bedroom with wardrobe
- Kitchen with oven, hob and extract hood
- Modernised shower room with large walk-in cubicle
- Lounge
- Night storage heating
- Convenient location
- Available now!

## SUMMARY

A modernised and improved one bedroom first floor flat with allocated parking space conveniently situated for nearby shops and transport links.

## ACCOMMODATION

This improved unfurnished accommodation has been fully redecorated and comprises hall entrance with store cupboard, living room, fitted kitchen with oven, hob & hood, bedroom with fitted wardrobe, modernised shower room having large walk-in shower. New fixtures and fittings throughout. Brand new carpets. Night storage heating. Residents parking space. Available now!

Council tax band- A  
Council - Sandwell  
EPC- C

## Measurements

Lounge 4.57m x 2.9m

Bedroom 3.06m (min) excluding wardrobes x 2.06 (max)

Shower room 1.58 x 2.34 (into shower)

Kitchen- 2.97m x 1.99 (max) over booth work surfaces)

## 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)

