

Scriven & Co. Proforma check and draft details

The Pleck Madeley Road, Belbroughton, DY9 9XA

£1,995 Per Month

Ref: 18710323

Tenure:

Type: Bungalow

Receptions: 1

Bedrooms: 3

Bathrooms: 2

Council Tax Band: E

- Three-bedroom Bungalow
- Refurbished to a superior standard
- Converted loft room/study
- Open-plan kitchen/living room
- Utility room
- House bathroom with shower over bath
- Separate shower room
- Conservatory
- Garage with roller door
- LPG tank providing gas to combination boiler

Stunning three-bedroom Bungalow, newly refurbished to a superior standard and with various benefits that include garage, converted loft room [above garage], conservatory, ample parking, and sought-after location roughly 5 minutes from Belbroughton, Clent and Romsley

With brand new internal doors and fixtures/fittings, the property has been fully re-plastered and redecorated throughout. Briefly comprising; porch entrance, spacious hall with store cupboard and alarm, beautiful open-plan kitchen/living area. Kitchen complete with integrated oven, extract hood/filter, hob, dish-washer and fridge. "House" bathroom with shower over bath. Three bedrooms comprising two doubles and one good sized single bedroom. Rear lobby/open-plan utility area providing access to; conservatory, double garage, downstairs shower room and stairs to loft room. Utility space with under-counter area suitable for the installation of a tumble dryer and washing machine. Sufficient space for freestanding fridge/freezer. Ground floor shower room having shower cubicle, wash hand basin and toilet. Stairs leading to good size converted loft room with ample storage to the eaves (left storage area excluded). Garage with roller shutters door and under-stair storage (the two large safe's within the garage are included and cannot be removed). Loft space is excluded from the tenancy. Two outhouses to the rear. Enclosed rear garden. LPG tank proving gas supply for combination boiler. Septic tank which needs to be cleared annually. MUST VIEW TO APPRECIATE. AVAILABLE IMMEDIATELY.

Externally, the property has a good-sized driveway leading to the double garage. Front and rear gardens with small patio to the rear. In addition to location close to the Villages already mentioned, the property also provides relatively easy access to nearby towns such as Stourbridge, Halesowen, Bromsgrove and Kidderminster, while also offering fantastic road networks to the M5 motorway and Birmingham city centre.

MEASUREMENTS

Living area: 3.48m x 4.85m(max)

Kitchen: 3.22m(max) x 4.87m(max)

Kitchen/living area: 6.69m(max) x 4.85m(max)
Utility: 2.40m x 3.24m(max)
Playroom/study: (measured to a height of 1.8m) 4.21m(min) x 1.82m
Bedroom 1: 3.03m x 3.99m
Bedroom 2: 3.31m x 3.05m
Bedroom 3: 2.56m x 3.49m
Conservatory: 4.57m x 2.39m
Garage: 4.06m(min)/5.29m(max) x 4.63m(max)

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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