

Scriven & Co. Proforma check and draft details

1A St Paul's Court, Victoria Road, Halesowen, West Midlands, B62 8HY

£645 PCM

Ref: 17948635

Tenure:

Type: Apartment

Receptions: 1

Bedrooms: 1

Bathrooms: 1

Council Tax Band: A

- One bedroom ground floor apartment
- Spacious reception room
- Fitted kitchen
- Shower room
- Shared rear garden
- Allocated parking space

A well-presented one-bedroom ground-floor apartment offering a spacious living area, fitted kitchen, shower room, shared rear garden and an allocated car parking space.

Upon entry, the front door opens directly into a spacious living room, creating a welcoming and open feel. The reception room leads to an inner hall, providing access to two single storage cupboards and a larger double-door cupboard, offering excellent storage solutions. Fitted kitchen including freestanding cooker, generously sized double bedroom to the rear with window looking out on to communal gardens. The modern shower room is fitted with a walk-in shower, wash basin, and toilet. Additional features include double-glazed windows, gas central heating via combination boiler and radiators. Externally, the property benefits from allocated parking at the front and a shared garden. Available now!

Please note: Unfortunately, due to restrictions in the head lease agreement, this property cannot accommodate pets. We understand this may be disappointing, and want to clarify that this policy is a condition of the lease and not a matter of discrimination.

Measurements:

Living room: 3.883m x 3.436m (to radiator)

Bedroom: 2.537m x 3.313m

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

Printed 7th May 2025