

## Scriven & Co. Proforma check and draft details

**23 Cradley Road, Netherton, Dudley, West Midlands, DY2 9RA**

£900 PCM

Ref: 17949909

Tenure:

Type: House

Receptions: 1

Bedrooms: 2

Bathrooms: 1

Council Tax Band: B

- Two-bedroom house
- Entrance hall and ground floor cloakroom/WC
- Fitted kitchen with integrated appliances
- Spacious living room
- Two bright and generously sized bedrooms
- Bathroom with shower over the bath
- Double glazing and gas central heating
- Well-maintained garden
- Off-road parking space
- Available now!

A modern two-bedroom house, offering an allocated parking space and situated within walking distance of Netherton High Street. This property is perfectly placed for convenient commuting to Dudley and Merry Hill, making it an ideal choice for professionals or families.

This well-presented two-bedroom property offers a great living space. The accommodation includes a welcoming entrance hall, a convenient cloakroom/WC, and a fitted kitchen with an oven, hob, extractor hood, washing machine, and fridge/freezer. The spacious living room is perfect for relaxing, while the two bedrooms are bright and generously sized. The bathroom features a shower over the bath. The property benefits from double glazing and gas central heating for comfort and efficiency. Outside, there are well-maintained gardens and an off-road car space for convenient parking.

Available now, this property offers excellent value and is well worth viewing.

### Measurements:

Living room: 3.58m (max) 3.19 (min) x 4.71m

Front bedroom: 3.58m (max) 2.58m (min) x 2.82m (max) 2.4m (min)

Rear bedroom: 2.93m x 2.78m

### 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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