

Scriven & Co. Proforma check and draft details

7 Park Rise, Kidderminster, DY11 6SY

£895 Per Month

Ref: 18677197

Tenure:

Type: House - Mid Terrace

Receptions: 1

Bedrooms: 2

Bathrooms: 1

Council Tax Band: B

- Refurbished two-bedroom house
- Stylish new kitchen/breakfast room
- Brand new oven, hob & extract hood
- Ground floor cloakroom
- Stylish bathroom with shower over bath
- Large living room
- Two good sized bedrooms
- High quality finish throughout
- Professionally redecorated and various new fixtures/fittings
- Allocated car-space in private on-site carpark

A beautifully refurbished two-bedroom house, having elevated position, allocated car-space within private carpark, and ideal location in walking distance from the town centre

With steps from the pavement to the front door, and separate rear access, this lovely property briefly comprises; hall entrance with coat pegs, spacious living room, ground floor cloakroom., spacious kitchen/breakfast room having integrated gas hob, oven, and stylish extractor. Adequate space for freestanding fridge/freezer and under-counter washing machine. Additional storage cupboard beneath stairs. Rear lobby providing access to carpark/shared patio and stairs to first floor landing. Spacious front bedroom. Rear bedroom with some bulk-head storage. Bathroom with shower over bath, wash hand basin and toilet. Fresh neutral decoration throughout, new floor finishes and new fixtures/fittings. Gas boiler and radiator heating. New DG windows and composite front and rear doors. Allocated car-space within private carparking area. Available now!

Lounge – 5.0m x 3.95m

Kitchen/breakfast room – 3.67m (max) x 2.77m (max)

Bedroom 1 – 3.95m x 4.45m

Bedroom 2 – 3.08m (max) x 3.75m (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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