

Scriven & Co. Proforma check and draft details

187 Quinton Road West, Quinton, Birmingham, West Midlands, B32 2RJ

£1,200 PCM

Ref: 17948956

Tenure:

Type: House - Semi-Detached

Receptions: 1

Bedrooms: 3

Bathrooms: 1

Council Tax Band: B

- Recently redecorated three bedroom house
- Living room with a decorative fireplace to the front,
- Kitchen/dining area equipped with an oven, hob, extractor hood, and dishwasher
- Conservatory
- Ground floor W.C
- Two double bedrooms
- Single third bedroom with a built-in cabin bed
- Bathroom with bath over shower
- Ideally located for nearby schools, Woodgate Valley Country Park and public transport to Birmingham City Centre.
- Available December !

A recently redecorated three bedroom house having kitchen dining room, large conservatory, ground floor W.C and off-road road parking. Ideally located for nearby schools, Woodgate Valley Country Park and public transport to Birmingham City Centre.

This lovely family home with fresh neutral decoration throughout features; Porch, inviting entrance hall, living room with a decorative fireplace to the front, open-plan kitchen/dining area equipped with an oven, hob, extractor hood, and dishwasher. Conservatory and ground floor W.C to the rear. On the first floor there are two double bedrooms, a third single bedroom with built-in cabin-bed and a bathroom with a bath over the shower. Available December !

Council Tax band: B

Council: Birmingham City Council

PLEASE NOTE: Marketing photos and videos were prepared prior to the commencement of the previous tenancy - Sept 2024.

Measurements:

Living area

3.45m (max) x 3.56m (max into chimney recess)

Dining Area

3.59m x 2.82m (max over work surface)

Kitchen

1.79m (max over work surface) x 3.48m

Bedroom 1 (front)

3.24m x 3.33m

Bedroom 2 (rear)

2.93m (min) x 2.7m (plus wardrobe)

Bedroom 3 (front)

1.96m (max) x 1.59m (min plus bulk head cupboard)

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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