

Scriven & Co. Proforma check and draft details

25 Fleming Road, Quinton, Birmingham, B32 1NB

£1,295 PCM

Ref: 17948688

Tenure:

Type: House - Semi-Detached

Receptions: 2

Bedrooms: 3

Bathrooms: 1

Council Tax Band: B

- Redecorated & improved 3-bed house
- Open-plan kitchen/dining room with oven, extract filter & hob
- Front reception room
- Rear lobby with plumbing for appliances
- W.C. and storage accessed from rear lobby
- 2 double bedrooms each with storage
- New bathroom with shower over bath
- Enclosed rear garden & detached side garage
- Driveway parking
- Available now!

Modernised three-bedroom house with various improvements that include; new floor finishes, decoration and bathroom. Also having separate garage and ideal location close to nearby Schools and amenities with efficient access to the city centre/motorway network

With block paved driveway leading to side detached garage and tandem car-parking spaces, the neutrally finished and modern property briefly comprises; PVCu porch entrance, hall with parquet design vinyl floor and storage cupboard housing meters and consumer unit. Front reception room with floor continued from hall. Rear dining area leading to open-plan kitchen having integrated oven, hob and extract hood/filter. Rear lobby with plumber and power. Lobby leading to W.C., store and uPVC door to the garden. Stairs from hall to spacious first floor landing. Modern house bathroom with thermostatic shower tap above bath, toilet in vanity unit, and sink in vanity unit. Front master bedroom with storage. Rear double bedroom with storage. Third [single] bedroom. Gas combination boiler. Garage. Enclosed rear garden with side gate to garage. Available now.

Measurements:

Lounge: 3.57m max (3.33m min) x 4.37m

Kitchen: 6.24m x 2.83m (max) (2.29m min)

Bedroom: 1 3.78m x 3.52m max (3.34m min)

Bedroom 2: 3.9m x 2.41m

Bathroom: 2.43m x 1.47m

Bedroom 3: 2.57m x 2.44m max (1.36m min)

Garage: 2.57m x 4.83m

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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