

Scriven & Co. Proforma check and draft details

158a Halesowen Road, Old Hill, Cradley Heath, West Midlands, B64 5LP

£750 Per Month

Ref: 17949508

Tenure:

Type: Flat

Receptions: 1

Bedrooms: 1

Bathrooms: 1

Council Tax Band: A

- Spacious first-floor flat
- Double Bedroom with built-in wardrobes
- Open-plan living area
- Kitchen with cooker
- Shower room
- Off-road car parking to the rear
- Ideally located close to shops and transport links
- Available beginning of October!

A spacious first-floor apartment, having open-plan living space, double bedroom with storage, off-road parking, and convenient location, perfect for access to nearby shops and public transport links.

ACCOMMODATION

This neutrally finished accommodation comprises ground-floor hall entrance with stairs leading to first-floor accommodation. Open-plan living room, with some storage and small recess ideal for office desk. Large double bedroom with fitted double opening wardrobe. Lobby area leading from living area into kitchen. Shower room with toilet and wash hand basin. Kitchen with freestanding electric cooker. UPVC double glazing & blinds to most windows, electric heating, carpets and floor coverings. Gated car-parking (note: car-park is usually open during office hours). Available Beginning of October!

***PLEASE NOTE:** the marketing photos and videos prepared were taken prior to the commencement of the current tenancy in March 2024

EPC- D

Council Tax Band - A

Council - Sandwell

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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