

Scriven & Co. Proforma check and draft details

28 Weavers Rise, Dudley, DY2 9QL

£895 Per Month

Ref: 18821676

Tenure:

Type: House - End Terrace

Receptions: 1

Bedrooms: 2

Bathrooms: 1

Council Tax Band: B

- Refurbished two-bedroom house
- Stylish high-quality finish throughout
- Modern kitchen with oven, hob and extract hood
- Ground floor W.C.
- Shower room
- Two double bedrooms
- Two car spaces
- Enclosed garden
- Nice location close to nearby canal
- Available immediately!

Beautifully refurbished two-bedroom house, finished to a superior standard, and with lovely location close to nearby canal.

With new carpets and fresh decoration throughout, this stylish property comprises porch entrance, spacious living room, ground floor W.C., new fitted kitchen with gas hob, oven and extract hood/filter. Stairs to landing. Two bedrooms. Shower room with vanity unit housing sink and toilet. Storage above bulkhead to stairs. Various new fixtures and fittings. Unique storage. Gas boiler radiator heating. Enclosed rear garden with pedestrian access to two car-parking spaces at the rear. Available now.

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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