



282, Quinton Road West, Quinton, Birmingham, B32 1LY

£1,395 PCM

Holding Deposit - £320

Deposit - £1,605

A beautifully presented three-bedroom family home having unique open-plan ground floor living space that can be separated into three areas, high quality finish throughout, and with convenient location ideal for access to Birmingham City Centre, public transport links and nearby shops, Schools and amenities

- Beautifully presented three-bedroom family home
- Spacious open-plan ground floor living area
- Modern kitchen/diner with integrated oven, hob and extractor hood
- Bi-fold doors opening onto a large, enclosed rear garden
- Additional second reception room with skylight, providing flexible living space
- Off-road parking for two vehicles via a private driveway
- Double glazed windows throughout
- Gas central heating
- Available immediately!

All Buildings Great & Small



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OnTheMarket rightmove



Having private driveway providing off-road parking for two vehicles, the property briefly comprises; porch entrance, spacious entrance hall with stairs to first floor. Front reception room with internal bi-fold doors to open-plan kitchen/dining area. Stylish kitchen having integrated oven, hob and extract filter/hood. Further bi-fold doors leading to rear reception room having ceiling lantern window and bi-fold doors into the garden having small patio and lawn. Spacious ground floor family bathroom. First floor accommodation comprising; landing, two well-proportioned bedrooms (one with fitted storage), third single bedroom ideal as a child's room, nursery or study. The first floor family shower room. Enclosed garden with shed. Gas boiler and radiator heating. Available now!

Please note; The EPC has been instructed and we are currently awaiting certificate.

Measurements:

Reception room – 9.5 Max (From front window to rear bi-fold doors) 3.2 Min X 4.2

Kitchen – 6.1 Max 0.9 Min X 2.3 Max 1.2 Min (Between kitchen cabinets)

Rear reception room – 3.8 X 2.9

Bedroom 1 – 3.6 Max 2.3 Min X 2.1 Max 1.6 Min

Bedroom 2 – 3.6 X 3.2

Bedroom 3 – 2.3 Max 1.2 Min X 2.3 Max 1.7 Min

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)



Important notices

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.


Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments:** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Property Reference: 18783957