

## Scriven & Co. Proforma check and draft details

### 3 The Brake, Hagley, Stourbridge, West Midlands, DY8 2XJ

£1,100 PCM

Ref: 17948667

Tenure:

Type: House

Receptions: 1

Bedrooms: 3

Bathrooms: 1

Council Tax Band: C

- Sought-after Hagley village location
- Three-bedroom home
- Neutral décor throughout
- Living/dining room with patio doors
- Enclosed rear garden
- Two doubles plus single/study
- Single garage in nearby block
- Available immediately!

A wonderful opportunity to rent a charming three-bedroom property situated in the desirable area of Hagley, which is ideally located in walking distance to Hagley train station, local schools and village high street.

Situated in the ever popular and sought after village of Hagley, this three-bedroom home is neutrally decorated throughout and briefly comprises; hall entrance with large store cupboard, kitchen with cooker and combination boiler, living/dining room with patio doors to rear garden. Stairs to first-floor landing leading to modern bathroom with shower over bath, large front bedroom overlooking gardens and having integrated storage, second double bedroom and third single room/study. The property also benefits from a single garage located in a block.

#### 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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