

Residential Lettings



64, Bishopton Road, Smethwick, West Midlands, B67 5DU

£1,195 PCM

Holding deposit £275

Deposit £1375

Recently redecorated three bedroom house with first floor bathroom, fresh carpets throughout, two reception rooms, and a spacious kitchen, benefitting from a large rear garden and garage, conveniently located for access into the city.

- Three Bedroom House
- Sought after location adjacent to lightwoods park
- Exceptionally high standard of finish throughout
- Fresh decoration & new floor finishes
- Generous rear garden with paved patio and lawned area
- Garage to the rear providing additional storage or parking
- Available immediately!

All Buildings Great & Small



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propertymark



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ISO 9001:2015



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ACCOMMODATION

A recently redecorated three-bedroom mid-terraced property, benefitting from fresh carpets throughout, and briefly comprising; entrance leading into a bright and spacious first reception room, with a second reception room beyond featuring an electric fire. To the rear is a generously sized fitted kitchen with hob and oven, offering ample space for appliances and storage, and providing access to a large rear garden having a paved slabbed patio area leading onto a lawned section. There is also a garage located to the rear of the property, providing additional storage or parking.

Stairs to first floor and landing providing access to three well-proportioned double bedrooms and a family bathroom with shower. Fresh decoration and new carpets throughout create a clean and modern feel. A well-presented home, must be viewed to appreciate.

Measurements:

Reception room 1 - 4 Max 3.6 Min X 3.5

Reception room 2 - 4 Max 1.9 Min X 4.1 Max 2.1 Min

Kitchen - 2.1 Max 0.9 Max X 6.2 Max 3.3 Min

Bedroom 1 - 3.5 X 3 Max 2.7 Min

Bedroom 2 - 4 Max 3.7 Min X 3.3

Bedroom 3 - 2.1 X 2.3

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)

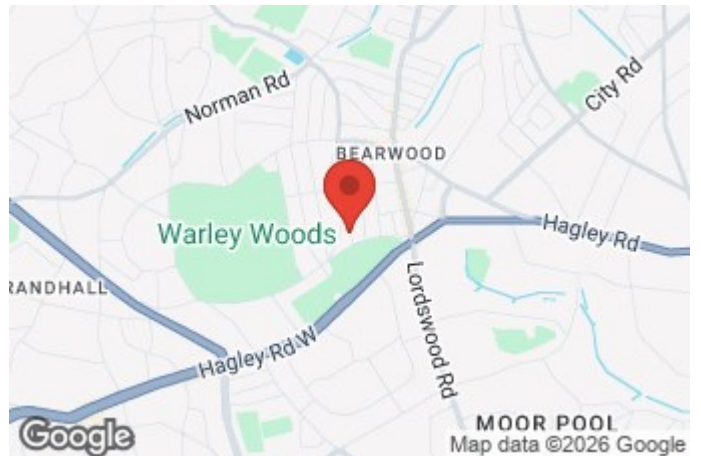


Important notices

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		87
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 