

# Scriven & Co. Proforma check and draft details

**32 Pitman Road, Quinton, B32 1PB**

£1,200

Ref: 18606053

Tenure:

Type: House - Mid Terrace

Receptions: 1

Bedrooms: 3

Bathrooms: 1

Council Tax Band: B

- Three Bedroom Terrace
- Modern Open Plan Kitchen Living
- Utility Room
- Large Garden to Rear
- Driveway Parking
- Available beginning of April!

Modified and improved three bedroom stylish house, having; utility, ground-floor W.C., landscaped garden, and convenient location ideal for nearby schools, and easy access to the City/motorway network.

## ACCOMMODATION

This stylish and quirky property briefly comprises; hall entrance with storage and alarm, front reception room leading into rear dining area and open-plan kitchen. Kitchen having breakfast bar, double oven, hob, extract hood and dishwasher (note: kitchen also leads into hall). Rear lobby/utility with plumbing for appliances and access to W.C., W.C. with corner basin and toilet. First floor accommodation via stairs from the hall entrance. Three bedrooms (two doubles and front bedroom with some fitted storage). Bathroom with shower over bath. Stylish rear garden comprising; patio with raised lawn leading to further patio and shed. Rear patio complete with Pergola. DG to windows. Gas boiler serving radiator heating. Good size driveway parking. Must view to appreciate.

\*Please note the photos and videos used were prepared prior to the previous tenancy in May 2024

## ROOM DIMENSIONS

Front reception room: 4.33m x 3.47m (max)

Kitchen/dining area: 2.78m (maximum into recess) x 6.31m

Bedroom 1 (front): 4.33m x 3.47m (max)

Bedroom 2 (rear): 4.34m x 2.44m

Bedroom 3 (front): 2.59m x 2.45m (both max measurements taking into account bulk-head cupboard)

## 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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