

## Residential Lettings



45, Park Road, Smethwick, B67 5HP

**£1,195 Per Calendar Month**  
**£275 Holding Deposit**

**£1,375 Tenancy Deposit**

A fantastic two-bedroom mid-terrace fully-furnished home, beautifully presented with a modern, neutral finish throughout, featuring a recently refurbished bathroom and a generous rear garden.

- Well-presented fully-furnished home
- Spacious living area
- Well-appointed kitchen
- Generous rear garden
- Modern bathroom
- Two double bedrooms
- Available now!

All Buildings Great & Small



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ISO 9001:2015



OnTheMarket rightmove



A beautifully presented two-bedroom Victorian mid terrace on highly sought after Park Road, Bearwood. Available immediately with permit-free on street parking. This period property features a neutral finish, modern furnishings, a new bathroom, and a generous rear garden.

The front door opens into a small entrance hall leading to a spacious lounge and dining room with high ceilings, decorative ceiling roses, and original stained glass (recently restored and set in modern double-gazed unit). The kitchen includes oak fitted units, washing machine, brand-new cooker, brand-new fridge/freezer, and access to a large rear garden. Upstairs, the first floor landing leads to a brand-new modern bathroom with shower over bath and two double bedrooms.

Bearwood is a thriving, well connected suburb with a selection of shops, restaurants and amenities. Lightwoods Park and the award winning Warley Woods and Golf Course are both on the doorstep.

Available Furnished/Unfurnished:

Furnishings: Entrance Hall – mirror and coat stand; Lounge/Dining Room – two sofas, coffee table, TV stand, floor lamp, blind; dining table and chairs, bookshelf, storage chest, curtains and blind; Kitchen – washing machine, brand-new cooker, brand-new fridge freezer; blinds; Garden – dining table and chairs, large planters and shed; Second bedroom (at rear) – double bed with underbed storage, two chests of drawers, armchair, fitted bookshelves, mirror and blind; Master Bedroom (at front) – king size bed, two chests of drawers, bedside table, wardrobe and blinds.

Measurements:

Reception room: 3.5m max, 2.2m min x 7.0m max  
Kitchen: 2.1m max, 1.5m min x 2.6m max  
Master bedroom: 3.19m min, 3.5 max x 3.4m max  
Second bedroom: 2.96m min, 3.47 max x 2.2m min, 2.6m max

## 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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- Regulated By RICS

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