



45, Park Road, Smethwick, B67 5HP

### £1,195 Per Calendar Month

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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This fantastic fully furnished property is accessed via a small, shared yard area to the front giving access to the front door. Upon entry, the property briefly comprises of a small entrance hall leading to a spacious reception room featuring high ceilings, decorative ceiling roses and a characterful stained glass bay window, having a modern finish and furnished with two sofas, coffee table, bookshelf, lamp and dining table with chairs. Kitchen to the rear with back door providing access to the rear garden and complete with fitted units, brand-new oven, washing machine and brand-new fridge/freezer. Stairs to first-floor landing giving access to a recently updated bathroom having a modern, neutral finish complete with shower over bath. Two double bedrooms, with the rear bedroom furnished with a double bed, armchair, mirror and chest of drawers and the larger main bedroom to the front furnished with a double bed, two chest of drawers and a wardrobe. On-street parking is available without permit, available immediately!

#### 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)

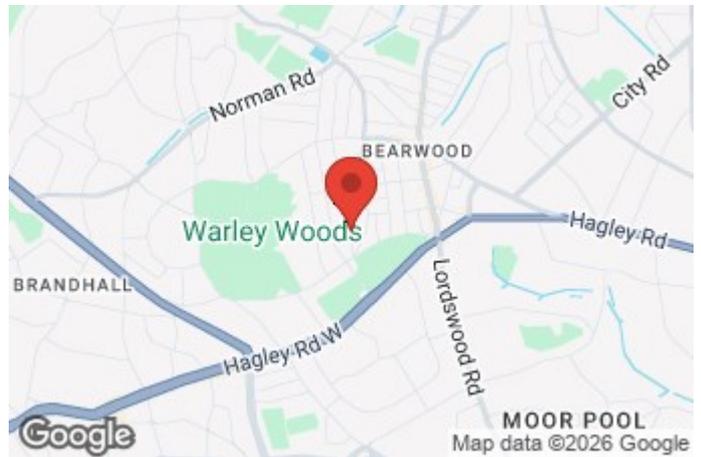


#### Important notices

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)



# **Scriven & Co.** Est. 1937

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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 

Property Reference: 18754359