

Scriven & Co. Proforma check and draft details

62 Milestone Drive, Hagley, DY9 0LH

£1,350 Per Month

Ref: 18733825

Tenure:

Type: Bungalow - Semi Detached

Receptions: 2

Bedrooms: 3

Bathrooms: 1

Council Tax Band: D

- Two/three-bedroom dormer bungalow
- Ground floor office or third bedroom
- Two reception rooms (front reception room with decorative stove that cannot be used)
- Kitchen/breakfast room with double oven, hob & extract hood/filter
- Ground floor W.C.
- Two first floor double bedrooms (master with fitted wardrobes)
- Bathroom with separate shower cubicle
- Enclosed rear garden
- Garage (note: a small partitioned section is excluded from the tenancy)
- MUST VIEW TO APPRECIATE

Beautiful two/three-bedroom Dormer Bungalow having good-quality finish throughout, garage and popular location within Hagley Village, ideal for nearby Schools, shops, and railway services from Hagley train station

Situated in walking distance from the village shops and park, the property comprises; porch, hall with storage cupboard, ground floor W.C., office/bedroom 3 [to the front of the property], good-sized living room (reception room 1) having solid fuel stove which is decorative/visual only. Reception room 2 to the rear. Kitchen/breakfast room with double oven, hob, extract hood/filter, dishwasher & wine fridge. Stairs from hall to first floor landing. Double bedroom [to front] having fitted wardrobes (the "eave storage cupboard within the front bedroom is locked and excluded from the tenancy). Second [double] bedroom to the rear. Driveway parking. Enclosed rear garden. Garage (a small section of the garage has been partitioned and is locked/excluded from the tenancy). DG windows and gas boiler serving radiator heating. Must view to appreciate. Available September 2026.

*PLEASE NOTE: The photographs and video prepared were taken prior to the commencement of the previous tenancy in September 2025.

Measurements:

Kitchen/breakfast - 5.35m x 2.87m

Rear reception room - 3.46m x 3.68m

Front reception room 4.84m x 3.46m (max)

Office/bedroom 3 (ground floor) - 2.29m x 3.03m

Bedroom 1 - 2.37m(min) x 2.64m (min plus fitted wardrobe)

Bedroom 2 - 2.91m(min) x 2.66m (min plus fitted wardrobe)

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

Printed 17th July 2026