

Scriven & Co. Proforma check and draft details

Flat 111, Metropolitan Lofts 9 Parsons Street, Dudley, DY1 1JE

£825 Per Calendar Month

Ref: 18746671

Tenure:

Type: Apartment

Receptions: 1

Bedrooms: 1

Bathrooms: 1

Council Tax Band: A

- Open plan split level one bedroom first floor flat with mezzanine bedroom
- Spacious open-plan living/dining space
- Fitted kitchen with integrated appliances
- Shower room
- Secure communal entrance hall with both staircase and lift access
- Off-road parking and a convenient location
- Juliette balcony and large double-glazed windows
- Electric only
- Available immediately!

This one-bedroom first floor flat offers well-presented split-level accommodation, ideally situated in a sought-after locality. Additional benefits include off-road parking and convenient access to local amenities and transport links.

The property is approached via a communal entrance hall with staircase and lift leading to upper floor.

ENTRANCE HALL (Inner) 0.98m x 2.27m

Wall mounted Dimplex heater, wood effect floor finish, intercom system, store cupboard. Staircase off to mezzanine bedroom area. Doors onto kitchen/living space and shower room

SHOWER ROOM (inner) 1.77m (1.49m) x 1.47m plus 0.78m x 0.96m

Tiled floor finish, WC with concealed flush, wash hand basin with mixer tap, mirror, Shower area with shower curtain, recessed spotlights to ceiling, electric towel heater.

OPEN PLAN KITCHEN/ LIVING / DINING SPACE 5.76m plus cupboard and recess, x 3.62m max plus 4.36m max x 2.99m max

Living/dining space comprising: wood effect floor finish, two storage heaters, double glazed windows and large double glazed window opening onto Juliette balcony.

KITCHEN AREA COMPRISING:

Tiled floor finish, base units with cupboards and drawers, cooker, four ring electric hob, stainless steel cooker hood above, bowl and a half single drainer stainless steel sink with mixer tap, wall mounted store cupboards at high level, integrated appliances to include Beko washing machine, fridge and freezer, recessed spotlights to ceiling. Store cupboard under staircase

Staircase from inner hall leading to:

MEZANINE BEDROOM AREA

Wall mounted storage heater, gallery area overlooking living space.

COUNCIL TAX BAND A

PLEASE NOTE

In accordance with the Estate Agents Act 1979, we are required to disclose that the landlord of this property is related to a member of staff employed by Scriven & Co. The curtains and the bar stools will remain in the property.

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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