

# Scriven & Co. Proforma check and draft details

**16 Ashfield Grove, Halesowen, West Midlands, B63 4LH**

£1,295 PCM

Ref: 17949145

Tenure:

Type: House

Receptions: 1

Bedrooms: 3

Bathrooms: 2

Council Tax Band: C

- Three Bedroom House
- Family Bathroom and En-Suite
- Kitchen Breakfast Room With Integrated Appliances
- Spacious Lounge
- Driveway Parking
- Gas Central Heating
- Excellent Transport Links Nearby
- Popular Location
- Available Now!

This stunning three-bedroom semi-detached house is finished to a high standard, featuring an en-suite in the master bedroom and driveway parking. Its excellent location offers easy access to motorway networks and beautiful countryside walks, making it the perfect home for both convenience and relaxation.

This beautifully decorated property offers a neutral décor throughout and briefly consists of: an entrance hall, lounge featuring an electric fire, an open-plan fitted kitchen and dining room with oven, hob, extractor hood, fridge/freezer and, a fitted cloakroom with W.C. Stairs to first-floor landing leads to two double bedrooms and one single bedroom/study, master bedroom benefits from a built-in wardrobe and en-suite shower room, and there is a spacious family bathroom. Additional features include driveway parking and enclosed rear garden.

\*Please note: the photos and videos were prepared prior to commencement of the current tenancy in May 2025

Council tax band: C - Dudley MBC

EPC rating: B - 84

## 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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