Scriven & Co.
Est. 1937

Residential Sales

77, Maynard Road, Edgbaston, Birmingham, B16 0PW

£950 Per Month

- Two-bedroom third-floor apartment
- Spacious L-shaped open-plan living room and kitchen
- Fitted kitchen with cooker and four-ring electric hob
- Double doors opening onto wrap-around decked balcony
- Bathroom with bath and shower attachment
- Gas central heating
- Double glazed windows
- Allocated parking space
- Convenient location
- Available now!

A modern and spacious two-bedroom third-floor apartment, featuring open-plan living space with double doors leading to a wrap-around balcony, and conveniently located for the nearby hospital and local amenities.

This well-presented accommodation is accessed via the communal entrance, with stairs leading to the third floor, and briefly comprises; entrance hall with intercom system and useful storage cupboards. There is a bright and spacious L-shaped open-plan living room and fitted kitchen, with double doors opening onto a wrap-around decked balcony. The kitchen includes a cooker, four-ring electric hob and space for additional appliances. There are two well-proportioned bedrooms and a bathroom with bath and shower attachment.

Further benefits include gas central heating, double glazing and allocated parking. Available now.

MEASUREMENTS:

BEDROOM ONE (front) 2.59m x 4.07m
LOUNGE AREA 3.18m x 4.89m
KITCHEN AREA 2.62m x 1.86m
BATHROOM (inner) 1.99m x 1.69m (1.79m)
BEDROOM TWO (side) 3.65m x 2.13m

INFORMATION FOR TENANTS

Why choose Scriven & Co?

Scriven & Co has been established since 1937. As a regulated firm, we comply with the professional and accounting standards established by the Royal Institution of Chartered Surveyors (RICS) and Propertymark.
Our experienced and friendly Lettings and Property Management team aims to make the application and moving process as straightforward as possible. As Scriven & Co manages the residential properties that we let, we will remain your principal point of contact throughout the tenancy for tenancy enquiries, property matters and maintenance requests.

Renting procedure

1. Virtual property viewing

You will ordinarily be asked to begin by viewing the property's online walk-through video tour.

2. Pre-qualification application

If you remain interested after watching the video, we will invite you to complete a short pre-qualification application form using a link sent to you by email.

Every person aged 18 or over who intends to occupy the property must be included within the application and may be required to complete the necessary checks should their application be accepted in principle.

3. Application review

We will review the information provided and discuss suitable applications with the landlord. This may include the proposed moving date, household circumstances and any other relevant tenancy requirements.

4. In-person viewing

Applicants whose circumstances meet the landlord's published requirements may be invited to view the property in person before any application is formally accepted.

5. Referencing and statutory checks

If your application is accepted in principle and you wish to proceed, it will be subject to satisfactory referencing checks. These are undertaken through our third-party referencing provider, Goodlord, and may include:

• Right to Rent check – required for all prospective adult occupiers in England;
• Identity verification;
• Credit and financial checks;
• Affordability and income verification;
• Previous landlord or letting agent references, where applicable;
• Employment or other income references, where applicable; and
• Guarantor checks, where a guarantor is required.

Additional information or supporting documentation may be requested where necessary to verify an applicant's circumstances or to satisfy the landlord's or agent's requirements.

The checks required may vary depending on the individual applicant, the property and the proposed tenancy.

6. Holding deposit

You may be asked to pay a refundable holding deposit equivalent to no more than one week's rent while the application, referencing and tenancy arrangements are progressed.

The circumstances in which a holding deposit may be retained are prescribed by law and will be explained to you before payment is requested. If the tenancy proceeds, the holding deposit may, with your agreement, be applied towards your first rent payment or tenancy deposit.

7. Tenancy agreement and commencement date

Once all required checks have been completed satisfactorily, we will agree the tenancy commencement date with you and send the assured periodic tenancy agreement and accompanying information electronically.

You will have the opportunity to read the documentation and raise any questions before signing it.

8. Inventory and schedule of condition

Before the tenancy commences, we will prepare a written and photographic inventory and schedule of condition. This will record the condition of the property, its fixtures and any contents, together with the relevant meter readings.

You will be given the opportunity to review the document and submit any comments or corrections within the period specified.

9. Property handover

On the tenancy commencement date, and provided that the tenancy agreement has been signed and all monies properly due have been received in cleared funds, we will meet you at the property and release the keys.

We will also record or confirm the meter readings and notify the relevant utility providers and local authority of the change of occupier. You should not rely on this notification alone and therefore should contact them directly to establish your accounts.

10. Pets

Tenants and prospective tenants may make a written request for permission to keep a pet. Each request will be considered individually, having regard to the type, breed, size and number of pets, the suitability of the property and any superior lease or other restrictions affecting it. Consent will not be unreasonably withheld.

Where permission is granted, it will be confirmed in writing and may be subject to reasonable conditions concerning the keeping and management of the pet. The tenant will remain responsible for preventing nuisance and for any damage caused by the pet beyond fair wear and tear.

At the end of the tenancy, the property and any carpets or floor coverings must be returned to the standard of cleanliness recorded at the commencement of the tenancy, allowing for fair wear and tear. Any evidenced loss, damage or additional cleaning attributable to the pet may be claimed from the tenancy deposit in accordance with the relevant deposit-protection requirements.

Payments required before the tenancy commences

Subject to the application proceeding, the following payments may be required:

• A refundable holding deposit equivalent to no more than one week's rent.
• A refundable tenancy deposit equivalent to five weeks' rent, which will be protected with The Tenancy Deposit Scheme.
• The first month's rent in advance, less any holding deposit applied towards it with your agreement.
No rent will be requested or accepted before the tenancy agreement has been signed. A maximum of one month's rent may be required in advance.

Charges that may apply during the tenancy

The following permitted payments may apply in certain circumstances:

• Tenant-requested changes: A payment of up to £50, including VAT, where the tenant asks for a change to the tenancy agreement. If the reasonable cost exceeds £50, supporting evidence will be provided.
• Ending the tenancy without the required notice: Where the tenant requests an agreed surrender or does not provide the required notice, a payment may be

sought. This will not exceed the landlord's loss or Scriven & Co's reasonable costs.
• Late payment of rent: Interest may be charged where rent has remained outstanding for at least 14 days, subject to the tenancy agreement and the statutory maximum rate.
• Lost keys or security devices: The reasonable and evidenced cost of replacing a lost key, security device or associated lock may be charged where permitted by the tenancy agreement.

No other fees or payments will be required unless they are permitted by law.

Payment of rent

Rent must be paid by standing order using the bank details provided before the tenancy commences. In most cases, rent is payable monthly in advance on the first day of each month. Please provide confirmation that your standing order has been set up before the commencement of your tenancy.

Other household expenses

In addition to the rent, tenants will usually be responsible for:
• council tax;
• gas and electricity;
• water and sewerage charges;
• television licence;
• telephone, broadband and subscription services; and
• insurance covering their own possessions.

Tenants are encouraged to obtain suitable contents insurance. You may also wish to consider cover that provides alternative accommodation if the property becomes temporarily uninhabitable.

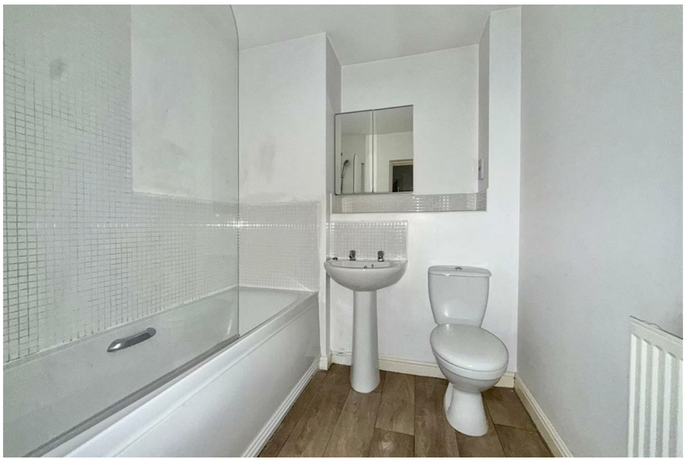
Contact us

If you have any questions before or during your tenancy, please contact our Lettings Department on 0121-422-4011, option 2.

We are happy to assist with any concerns, however minor they may appear.

(QC115g 09/26)

Not to scale. This floor plan is for illustration purposes only.
The position and size of doors, windows and other features are approximate.



Scriven & Co.
Est. 1937

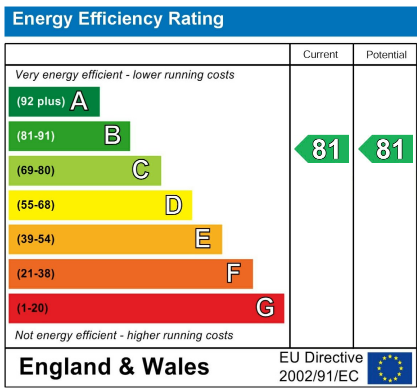
Estate House, 821 Hagley Road West,
Quinton, Birmingham, B32 1AD

Tel: 0121 422 4011

E-mail: quinton@scriven.co.uk

www.scriven.co.uk

Regulated By RICS



Property Reference: 18843924