

# Scriven & Co. Proforma check and draft details

**32 Willow Avenue, Birmingham, B17 8HD**

£1,295 Per Month

Ref: 18811623

Tenure:

Type: House - Semi-Detached

Receptions: 2

Bedrooms: 3

Bathrooms: 1

Council Tax Band: D

- Three bedroom semi-detached house
- Two reception rooms
- House shower room
- Separate W.C.
- Kitchen with some appliances
- Good sized garden
- Convenient location
- Available now!

Modernised and spacious three bedroom semi-detached house, having convenient location ideal for access to the city, use of public transport and in walking distance of nearby shops.

Briefly comprising porch entrance, hall with walk-in cloaks cupboard, front reception room with bay window, rear reception room with PVCu door to the garden. Spacious kitchen with freestanding electric cooker. Washing machine. Walk-in pantry with fridge/freezer. Note: washing machine and fridge/freezer can be removed or will be gifted to the tenants. Stairs to first floor landing. Front master bedroom. Two further double bedrooms. Family shower room with walk-in shower. Separate W.C. Rear garden with outside W.C. Former side garage with double joinery doors ideal for storage. Note: narrow width of 1.95m.

Available now!

NOTE: The bottom section of the garden, from beyond the tree stump protruding from the central point of the lawn [adjacent to the end of the boundary fencing to the RHS] is excluded from the garden. Please request copy of plan for more information. To that this excluded area can be maintained, the tenancy agreement will require you to allow periodic access so that the maintenance can be conducted throughout the year.

## MEASUREMENTS

Front reception - 4.5m (max) plus bay x 3.55m (min) plus chimney recess

Rear reception - 3.55m x 3.18m min (plus chimney recess)

Front bedroom small - 2.7m x 2.77m min

Front bedroom master - 3.97m max x 4.5m max plus bay

Rear bedroom - 3.55m x 3.19m min plus chimney recess

## 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, to be negotiated.

### 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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