

Scriven & Co. Proforma check and draft details

52 Kenswick Drive, Halesowen, B63 4QY

£1,250 PCM

Ref: 17948881

Tenure:

Type: House

Receptions: 2

Bedrooms: 3

Bathrooms: 1

Council Tax Band: C

- Three Bedroom, semi-detached house
- Spacious lounge/dining room
- Enclosed rear garden with raised patio
- Porch entrance leading to hallway
- Modern fitted kitchen having integrated oven, hob, extract filter
- Neutral finish throughout
- stylish house bathroom with shower and air-ing cupboard
- Garage accessed from driveway
- Modern combination boiler
- Available July 2026!

A stunning three-bedroom semi-detached house, ideal for a family, and having beautiful enclosed garden and patio to rear.

With neutral finish throughout, the property briefly comprises; porch entrance leading to inner hall with additional storage, modern fitted kitchen having integrated oven, hob, extract filter, and double opening pantry cupboard. Spacious lounge/dining room with patio door to garden. Stairs leading to landing, modern and stylish house bathroom with shower and air-ing cupboard. Modern combination boiler. Three bedrooms. Gas boiler and radiator heating. DG windows. Garage accessed from driveway. Driveway parking. Enclosed rear garden with raised patio. Available July 2026!

PLEASE NOTE - Photographs were prepared prior to marketing in September 2022 but are an accurate representation of property layout.

Agent note: In accordance with consumer protection regulations, prospective tenants should be aware that there has been a previous loss of life at 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

Printed 9th June 2026