



349, Gillott Road, Birmingham, West Midlands, B16 0RP

Offers In The Region Of £375,000

- LARGE SEMI DETACHED HOUSE
- PLANNED ON THREE FLOORS
- FLEXIBLE ACCOMMODATION
- 7 BEDROOMS (GROUND FLOOR BEDROOM WITH EN SUITE SHOWER ROOM)
- EXTENSIVE REAR GARDEN

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An opportunity to acquire a large seven bedroom semi-detached house with flexible accommodation. The accommodation is planned on three floors with extensive rear garden. The property requires modernisation but offers potential.

Enclosed porch, reception hall leading to inner corridor, lounge/sitting room (currently used as bedroom seven with ground floor en-suite shower/wet room, dining room, kitchen, brick stores, w.c. first floor landing, three bedrooms, bathroom, separate w.c., second floor landing, three bedrooms, gas boiler serving radiators, double glazing to windows where specified, extensive rear garden.

ENCLOSED PORCH: (Front) Door opening onto:

RECEPTION HALL: 1.53m x 3.36m Plus inner corridor 1.89m x 7.12m max including staircase plus 1.76m x 0.92m. Tiled floor finish, feature archway onto inner corridor with 'Minton' tiled floor finish, panel radiator, wall mounted gas boiler. Door opening to outside. Two under stairs store cupboards. Staircase leading off to first floor landing.

LOUNGE: (Front) 4.98m max x 4.64m plus bay
Two panel radiators, double glazed bay window.

SITTING ROOM: (Currently used as a ground floor bedroom seven) 4.60m max x 4.65m max (4.17m)
Wood effect laminate floor finish, double glazed double doors onto rear garden, double glazed window, two panel radiators, ornamental coving to ceiling and ceiling rose, picture rail.
Sliding door onto:

EN-SUITE SHOWER/WET ROOM: 1.73m x 1.61m
Obscure double glazed window, panel radiator, tiled floor finish, pedestal wash hand basin, W.C. with push button flush, electric shower, extractor, walls to shower area part tiled.

DINING ROOM: (Rear) 3.65m (3.25m) plus bay x 4.28m
Two panel radiators, fitted cupboards and drawers, double glazed bay, wood effect laminate floor finish, door opening onto:

KITCHEN: (Rear) 3.69m x 2.49m
Double glazed window, double bowl stainless steel sink with mixer tap and drainer, base units with cupboards and drawers, work tops, tiled splash backs, 'Kenwood' 'six' ring gas cooker, extractor, storage cupboards at high level, door opening onto:

BRICK STORES:
COMPRISING:

STORE ONE: 2.81m X 3.74m
Double glazed double doors onto rear garden.

STORE TWO: 2.81m x 1.72m
Double glazed 'Key Light' roof window.

W.C.

Staircase from ground floor reception hall leading off to:

FIRST FLOOR LANDING (Inner)
Access to roof space, panel radiator. Staircase to second floor landing. Doors radiating off.

BEDROOM ONE: (Front) 6.64m max x 4.60m
Two panel radiators and two double glazed windows.

BEDROOM TWO: (Rear) 4.61m x 4.61m max
Double glazed window and panel radiator.

BEDROOM THREE: (Rear) 5.27m plus door recess x 3.41m (3.71m)
Two double glazed windows, two panel radiators.

BATHROOM: (Side) 2.79m x 2.52m
Obscure double-glazed window, panel radiator W.C., pedestal wash hand basin, panel bath, electric shower over bath.

SEPARATE W.C. (Side)
Obscure double-glazed window, wash hand basin.

Staircase leading off to:

SECOND FLOOR LANDING (Inner)
Double glazed roof window, access to roof space.

BEDROOM FOUR: (Front) 3.56m taken from approximately 1.5m plus door recess (3.43m) x 4.63m
Panel radiator, double glazed window.

BEDROOM FIVE: (Rear) 4.63m x 4.36m taken from approximately 1.5m (4.36m)
Double glazed window, panel radiator.

BEDROOM SIX: (Front) 2.79m x 3.58m max
Double glazed window, panel radiator. (Restricted ceiling height in places).

REAR GARDEN
The property benefits from an extensive rear garden.

AGENTS NOTE - to the rear of the garden is the Harborne walkway.

COUNCIL TAX BAND D

TENURE:
We are verbally advised the property is freehold. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICES:
The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS:
All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets, curtains and certain other items may be taken at a valuation to be agreed.

VIEWING:
Strictly by prior appointment via agents.

MONEY LAUNDERING REGULATIONS:
In order to comply with Money Laundering Regulations, all prospective purchasers are required to provide the following -
1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase

funds including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

EXTRA SERVICES:

By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral. Scriven & Co offers the following services and has the following referral arrangements in place:

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The agent routinely refers sellers (and buyers) to Warren's removals and storage it is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 from them for recommending a client or buyer to them.

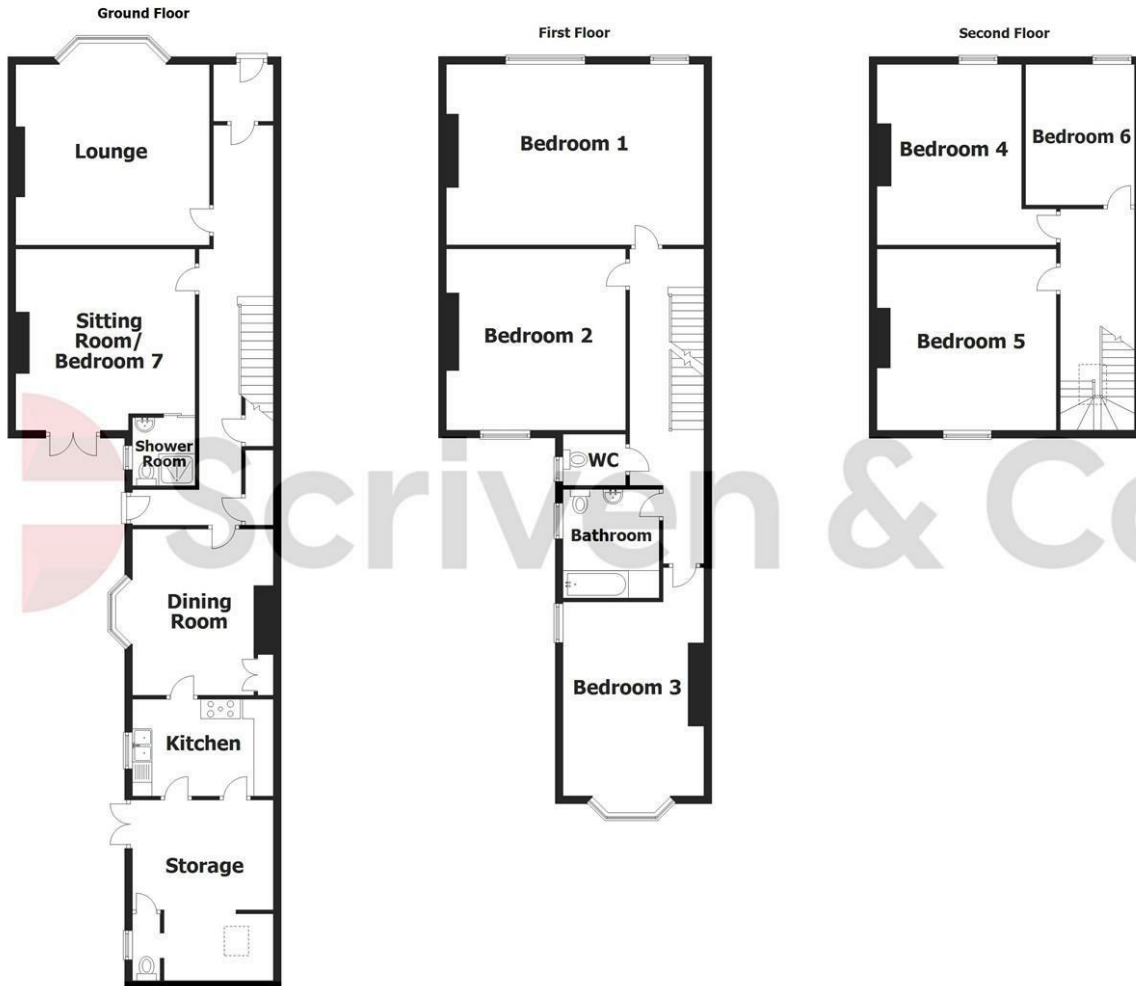


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The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using Planitip.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Reference: 17942778