



7, The Circle, Birmingham, B17 9ED

Asking Price £640,000

- MUCH IMPROVED EXTENDED & RE-PLANNED FOUR BEDROOM 'COTTAGE STYLE' END TERRACED HOUSE
- SITUATED ON THE MOOR POOL ESTATE WITHIN A CONSERVATION AREA HAVING VIEWS OVER MOOR POOL HALL & THE CIRCLE TENNIS CLUB
- EXTENDED & RE-FITTED L-SHAPED KITCHEN/DINING/FAMILY ROOM WITH BI-FOLD DOORS & UTILITY SPACE
 - DOWNSTAIRS W.C & RE-FITTED BATHROOM WITH SHOWER OVER BATH
 - FRONT & REAR GARDEN WITH SUNNY ASPECT
 - ON STREET PARKING
 - NO UPWARD CHAIN

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Situated within the popular 'Moor Pool Estate' overlooking the Grade II listed Moor Pool Hall and Circle Tennis Club is this much improved, extended and re-planned 4-bedroom 'cottage style' house, with 'wow factor' open plan kitchen/dining/family room. Bi-fold doors open onto a delightful rear garden with sunny aspect. NO UPWARD CHAIN.

Reception hall, downstairs w.c., store cupboard, living room, extended and re-fitted L-shaped kitchen/dining/family room, utility, landing, 4 bedrooms, re-fitted bathroom with shower over bath. Gas boiler serving radiators, double glazing as specified. Front and rear gardens.

ENTRANCE HALL (inner)

Panel radiator, staircase leading off to first floor.

STORE CUPBOARD (inner)

DOWNSTAIRS W.C (located under stairs)
Obscure double glazed window, wood effect floor finish, wash hand basin with vanity unit with mixer tap and splashback, W.C with push button flush.

LIVING ROOM 4.78m x 3.67m (4.19m max into bay)

Double glazed bay window, panel radiator.

EXTENDED AND RE-FITTED L-SHAPED

KITCHEN/DINING/FAMILY ROOM 6.64m max plus recess x 3.89m plus 3.27m plus recess x 1.93m

Wood effect floor finish, two panel radiators, vertical panel radiator, three double glazed roof windows, double glazed bi-fold doors and double glazed window to side. The kitchen is fitted with a range of base units with handleless 'soft close' cupboards and drawers with matching worktops, "Indesit" electric hob, "Indesit" cooker, inset single ceramic bowl sink with mixer tap, integrated "sharp" dishwasher, wine chiller, integrated "Beko" fridge/freezer, extractor shelving to wall. Door opening onto;

UTILITY SPACE (inner/side)

Wood effect floor finish, worktop, plumbing for washing machine, wall mounted 'baxi' gas combination boiler, recessed spotlights to ceiling.

Staircase from ground floor reception hall leading to first floor accommodation.

FIRST FLOOR LANDING (inner/side)

Obscure double-glazed window to side, access to roof space, doors off.

BEDROOM 1 (rear) 3.68m x 3.63m (3.27m)

Double glazed window, panel radiator.

BEDROOM 2 (front) 2.82m (2.47m) x 3.70m

Double glazed window, panel radiator.

BEDROOM 3 (side) 3.31m x 2.56m

Double glazed window, panel radiator.

BEDROOM 4/STUDY (front) 1.85m x 2.66m

Double glazed window, panel radiator.

RE-FITTED BATHROOM (side) 2.43m (1.69m) x 2.15m

(maximum measurement including the bulkhead)

Tiled floor finish, heated towel rail, recessed spotlights to ceiling, extractor, bath with dual shower fitting, shower area part tiled, shower screen, wash hand basin with vanity unit, tiled splashback, mixer tap, w.c. with push button flush, obscure double-glazed window.

REAR GARDEN

Property enjoys a benefit of a good sized rear garden with sunny aspect. There is a stone chipped area with with sleeper style steps to up to lawn. Side gate giving access to front, cold water tap.

CONSERVATION AREA

The Moor Pool Estate Conservation Area consists of Moor Pool Hall, the Estate Tennis Courts, garages, bowling green, allotments and the Moor Pool.

Article 4 (2) requires permission from the Council for certain alterations to the property. Further details available upon request.

COUNCIL TAX BAND D

TENURE

We are advised that the property is freehold. 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. Carpets and blinds as fitted are included in the sale.

Extra Services & AML

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:
Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co receive a payment from Infinity Financial Advice equating on average to a figure in the order of £200 per referral. Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. It is the clients' or buyers' decision whether to choose to deal with any of the referral companies. Should the client or a buyer decide to use any of these companies the client or buyer should know that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee to ourselves as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.
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Useful links for property information:

Find information about a property in England or Wales:
<https://search-property-information.service.gov.uk>

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with: <https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance: <https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England:
<https://www.gov.uk/check-long-term-flood-risk>

Service provider information: we would suggest the following:

Gas supply:
<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>
<https://www.findmysupplier.energy>

Electric supply:
<https://www.energynetworks.org/customers/find-my-network-operator>
<https://www.nationalgrid.co.uk>

Water supplier:
<https://www.ofwat.gov.uk/households/your-water-company>
<https://www.water.org.uk/customers/find-your-supplier>

Consumer code for house builders:
<https://consumercode.co.uk>

Important notices

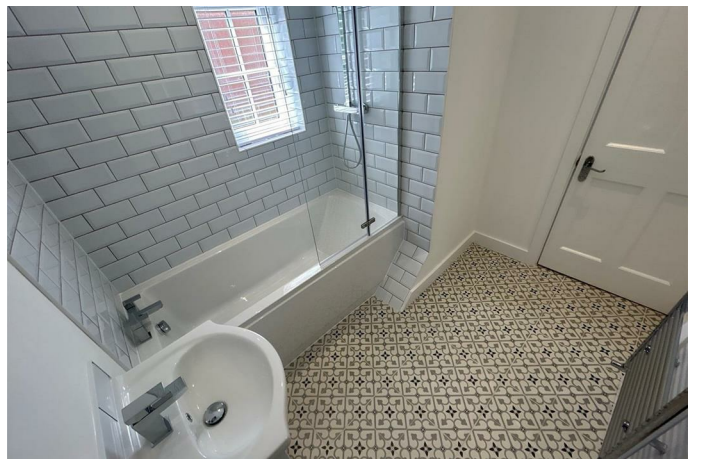
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VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

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).

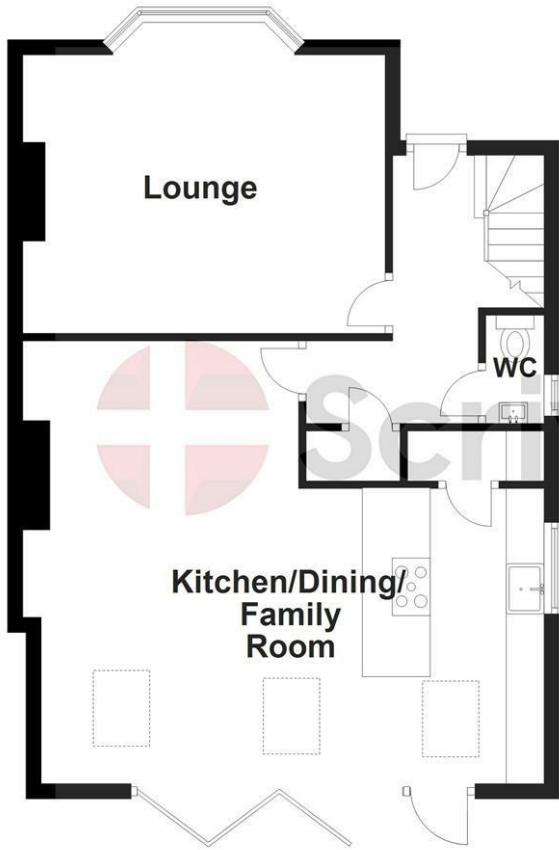








Ground Floor



First Floor



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 PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	