



8, Gimble Walk, Harborne, Birmingham, B17 8SL

**Offers In The Region Of £325,000**

- TASTEFULLY PRESENTED SEMI-DETACHED HOUSE
  - THROUGH LIVING ROOM
  - THREE BEDROOMS
- DELIGHTFUL REAR GARDEN WITH SOUTH WESTERLY FACING GARDEN HAVING SUNNY ASPECT
  - GARAGE LOCATED IN ADJACENT BLOCK WITH VEHICULAR ACCESS VIA DUNCOMBE GROVE
    - PEDESTRIAN ACCESS TO GARAGE VIA GARDEN
- CONVENIENT FOR BUS ROUTES INTO HARBORNE, BIRMINGHAM CITY CENTRE & BEARWOOD

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Conveniently situated for bus routes from Hagley Road West and Lightwoods Park is this tastefully presented three bedroom semi-detached house with garage.

Accommodation comprising: Reception hall, through lounge, kitchen, landing, airing cupboard, three bedrooms, bathroom, rear garden, garage. Gas boiler serving radiators. Double glazing to windows as detailed.

**RECEPTION HALL (Inner)** 1.81m x 4.76m (maximum measurements including staircase)  
Double glazed panelled composite front door, double glazed panel to side, panel radiator, shoe cupboard, staircase leading off to first floor landing with handrail.

**KITCHEN (Rear)** 2.71m x 2.80m plus cupboard opening off under stairs  
Kitchen fitted with base units and cupboards and drawers, complementary worktops, tiled splashbacks, bowl and a half single drainer stainless steel sink with mixer tap, 'Belling' oven and grill, four ring gas hob, cooker hood above, integrated appliances to include fridge/freezer, plumbing for dishwasher and washing machine, wall-mounted store cupboards at high level, striplight to ceiling, double glazed stable door onto rear garden, double glazed window overlooking rear garden. Store cupboard opening off (under stairs) with wall-mounted gas boiler, thermostat to wall.

**THROUGH LOUNGE (Front/Rear)**

**LOUNGE AREA (Front)** 3.75m (3.41m) x 4.77m  
Inset gas fire, double glazed window to front, panel radiator.

**DINING AREA (Rear)** 2.83m x 2.93m  
Double glazed patio door, panel radiator.

Staircase from ground floor reception hall leading to:

**FIRST FLOOR LANDING (Inner/Side)**  
Access to roof space with pull down ladder, double glazed window to side. Shallow store cupboard. Airing cupboard housing hot water cylinder.

**BEDROOM ONE (Front)** 3.83m x 3.17m max plus wardrobe  
Double glazed window, panel radiator, fitted wardrobes.

**BEDROOM TWO (Rear)** 2.88m plus wardrobe x 3.18m  
Double glazed window to rear, panel radiator, fitted wardrobe with double doors, hanging rail and shelf.

**BEDROOM THREE (Front)** 2.87m x 2.40m max including bulkhead of staircase  
Storage cupboard over bulkhead of staircase (with doors to access from either side), double glazed window and panel radiator.

**BATHROOM** 2.39m x 1.92m  
Double glazed windows to side and rear, panel radiator, wall-mounted cabinet at high level, extractor, toilet roll holder, W.C., bidet, panelled bath, shower screen with

electric shower, wash-hand basin with vanity unit, mirror to wall, walls to shower tiled to full height, further walls tiled to approximately half wall height, tiled floor finish.

**GARAGE** 2.36m x 5.78m to door  
Located in adjacent block, with private pedestrian access from rear garden via door and vehicular access via Duncombe Grove.

**REAR GARDEN**  
The property enjoys the benefit of a delightful rear garden which has been landscaped. The garden has a southerly aspect, paved patio with steps up. Pathway to top of garden. Outside tap. Pathway to the side of property with gate giving access to front.

**AGENTS NOTE**  
The vendor has advised us that a service charge to Calthorpe/First Port Property Services is payable. The amount for 2024 is £64.76. Please note this amount is subject to change.

**COUNCIL TAX BAND D**

**TENURE**  
We are verbally advised that 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.

**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.

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.

#### **Important notices**

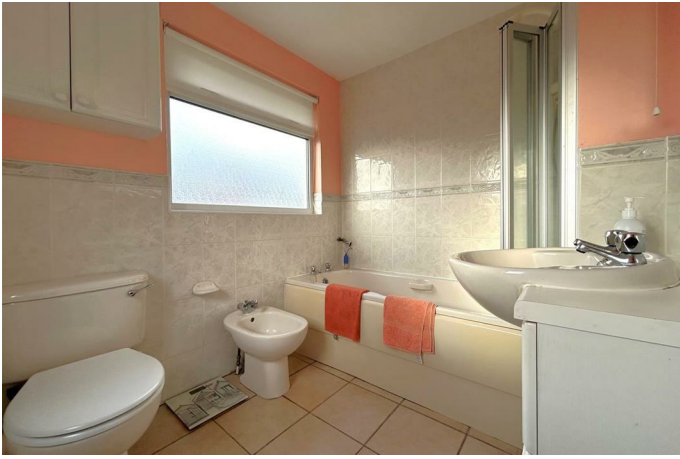
**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008** : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown 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).

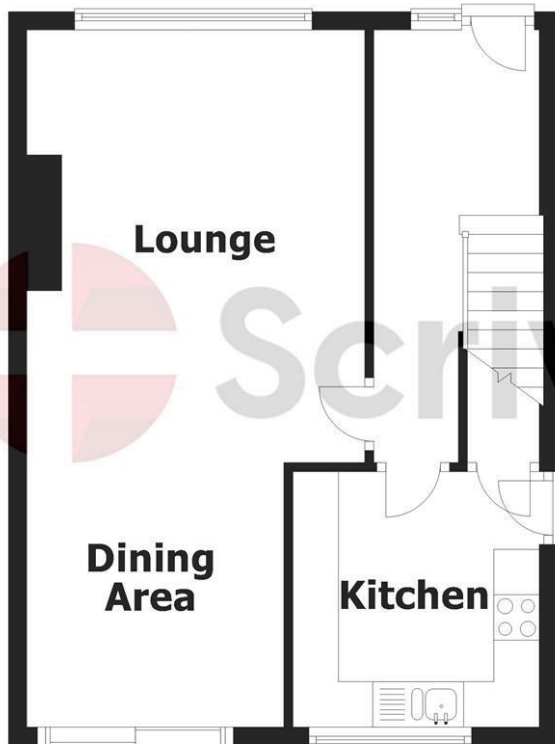




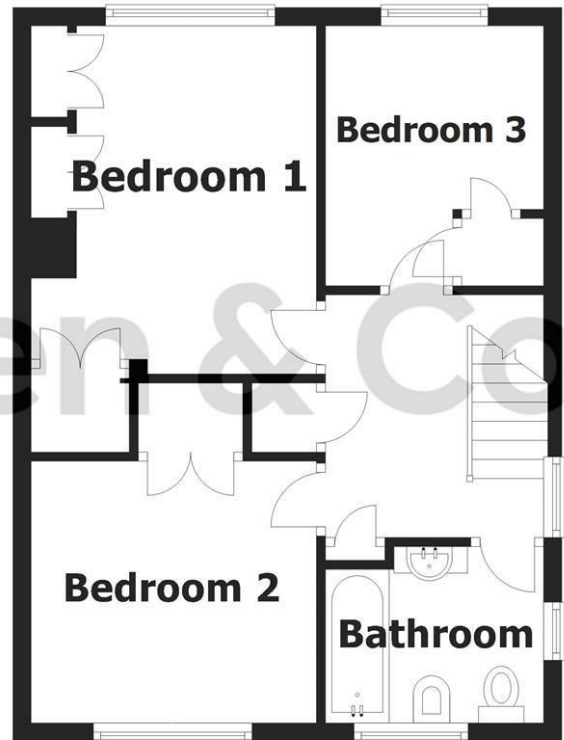




### Ground Floor



### 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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- Regulated By RICS

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         | <b>85</b> |
| (69-80) <b>C</b>                                   | <b>70</b>               |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

Property Reference: 18589559