



6, Hopedale Road, Quinton, Birmingham, B32 1PD

Offers In The Region Of £250,000

- SEMI-DETACHED HOUSE ON WIDE FRONTED PLOT
 - GATED 'ON AND OFF' DRIVE AND GARAGE
- KITCHEN DINER, LIVING ROOM AND CONSERVATORY
 - THREE BEDROOMS
- GROUND FLOOR WET ROOM AND FIRST FLOOR SHOWER ROOM
- IN NEED OF SOME UPDATING IN PLACES BUT HAS POTENTIAL
 - NO UPWARD CHAIN

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Situated on a wide fronted plot with 'on/off' drive and garage is this well-proportioned three-bedroom semi-detached house with ground floor wet room, first floor shower room and conservatory. NO UPWARD CHAIN

Accommodation section comprising: Reception Hall, kitchen/diner, ground floor wet room, lounge, conservatory, landing, three bedrooms, shower room, garage, rear garden, gas boiler serving radiators, double glazing to windows as detailed.

RECEPTION HALL (Inner)

Double glazed front door, panel radiator, cupboard housing gas and electric meters, staircase off to first floor landing. Door opening onto;

LOUNGE (Front) 3.58m x 4.37m

Double glazed windows to side and front, coving to ceiling, electric fire with fire surround, multi-panel single glazed door opening onto;

KITCHEN/DINER (Rear) 6.32m x 2.85m (max) (2.08m)

Double glazed windows to side and conservatory, strip light to ceiling, wall mounted "Worcester" gas boiler, panel radiator, wall mounted gas fire, base units with cupboard and drawers, single bowl, single drainer stainless steel sink with mixer tap, plumbing for washing machine, space and vent for tumble dryer, store cupboards with shelving, pantry with shelving, four ring electric hob, walls part tiled.

LOBBY (Inner)

Access to roof space, doors onto ground floor wet room and conservatory.

GROUND FLOOR WET ROOM (Rear) 1.49m x 2.32m

Obscure double-glazed window, panel radiator, raised w.c., wash hand basin with hot and cold taps, wall mounted electric shower, walls tiled to full height, extractor, non-slip flooring

CONSERVATORY (Rear) 2.78m x 3.64m

Tiled floor finish, double glazed windows and double-glazed double doors onto rear garden.

Staircase from ground floor reception hall with handrail leading to;

FIRST FLOOR LANDING (INNER)

Access to roof space

BEDROOM 1 (Front/side) 3.53m x 3.86m

Panel radiator, double glazed window to side, two double glazed windows to front, range of fitted wardrobes and over bed storage, built in storage cupboards, (one with hanging rail), ceiling light with fan.

BEDROOM 2 (Rear) 3.81m x 2.42m

Double glazed window, panel radiator, built in storage cupboard with shelving, further storage cupboard with hanging rail.

BEDROOM 3 (Front) 2.41m x 1.94m (2.63m) (maximum measurements to include bulk over staircase)

Double glazed window, panel radiator.

SHOWER ROOM (REAR) 1.50m x 2.42m (2.11m)

Obscure double-glazed window, panel radiator, wash hand basin with hot and cold tap, w.c., walk in shower cubicle with electric shower, wall's part tiled.

REAR GARDEN

Patio area with steps up to raised garden, rockery, outside tap, access from garden to front with pedestrian door to garage.

GARAGE – Not measured

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. Carpets as fitted are included in the sale.

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.

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

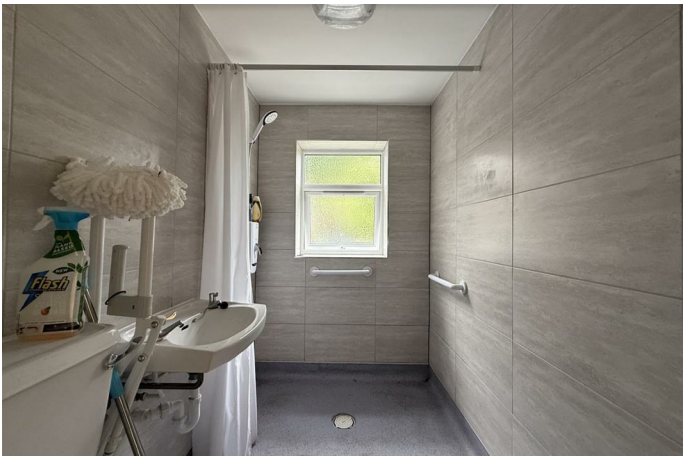
The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown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











Scriven & Co.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	