Scriven & Co.
Est. 1937

Residential Sales

37, Aubrey Road, Quinton, Birmingham, B32 2BB

**Offers In Excess Of £280,000**

- LINK DETACHED HOUSE OCCUPYING CORNER POSITION
- IN NEED OF MODERNISATION BUT HAS POTENTIAL
- DRIVEWAY TO FRONT AND GARAGE WITH PARKING SPACE TO REAR
- THREE BEDROOMS
- KITCHEN/DINER AND LOUNGE
- DOWNSTAIRS WC AND FIRST FLOOR BATHROOM
- CONVENIENT FOR BUSES FROM HAGLEY ROAD WEST SHOPS AND AMENITIES

An opportunity to acquire an extended three-bedroom link detached house with off road parking to front and additional garage with driveway to rear. The property needs some modernisation but offers potential.

Accommodation comprising: Enclosed porch, lounge, inner hall, side lobby, downstairs w.c., L shaped kitchen/diner, landing, three bedrooms, bathroom, garage, gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (Front)
Obscure double-glazed front door, obscure double-glazed window, coat hooks to wall, door opening onto:

LOUNGE (Front) 4.56m (maximum) x 4.31m
Panel radiator, gas fire, double glazed window to front, multi-panel obscure single glazed door opening onto inner hall.

Agents note – glass panels to one of the double-glazed units is cracked

INNER HALL (Inner)
Staircase with handrails leading off to first floor accommodation.
Panel radiator, doors off, door opening onto:

SIDE LOBBY (Side)
Obscure double-glazed window onto garden, vinyl floor finish, door opening onto:

DOWNSTAIRS W.C. (Side/Rear)
Vinyl floor finish, obscure double-glazed window to rear, extractor, heated towel rail, wash hand basin with mixer tap, tiled splashback.

L SHAPED KITCHEN/DINER (Rear) 4.54m x 2.48m plus 2.61m x 1.91m max (maximum measurements including store cupboard opening off under stairs)
Panel radiator, double glazed window onto rear garden, double glazed double doors onto rear garden, base units with cupboard and drawers, tiled worktop, single bowl, single drainer stainless steel sink with hot and cold taps, space for gas cooker, plumbing for washing machine, wall mounted storage cupboards at high level.

Staircase from inner hall leading to:

FIRST FLOOR LANDING (Inner)
Access to roof space, obscure double-glazed window to side, panel radiator, doors off:

BEDROOM 1 (REAR) 2.97m x 3.45m
Store cupboard opening off housing “Worcester” gas boiler, double glazed window overlooking garden, panel radiator.

BEDROOM 2 (FRONT) 4.35m x 2.58m
Panel radiator, double glazed window, fitted wardrobe with hanging rail and shelving.

BEDROOM 3 (FRONT) 3.43m x 1.86m
Double glazed window, panel radiator.

BATHROOM (REAR) 1.4m X 2.52m
Obscure double-glazed window, panel radiator, bath, electric shower over bath, shower curtain rail, w.c., panel radiator, wash hand basin, wall’s part tiled.

GARAGE – 2.41m x 5.52x max to door - The garage is located to the rear of the garden and adjoins a No.20 Redhall Road.
Parking space to front of garage.

REAR GARDEN
Patio area with pathway to top of garden, lawn, boarders filled with shrubs, plants and trees, gate giving access to rear and to front from side.

COUNCIL TAX BAND D (Birmingham)

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.

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.

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


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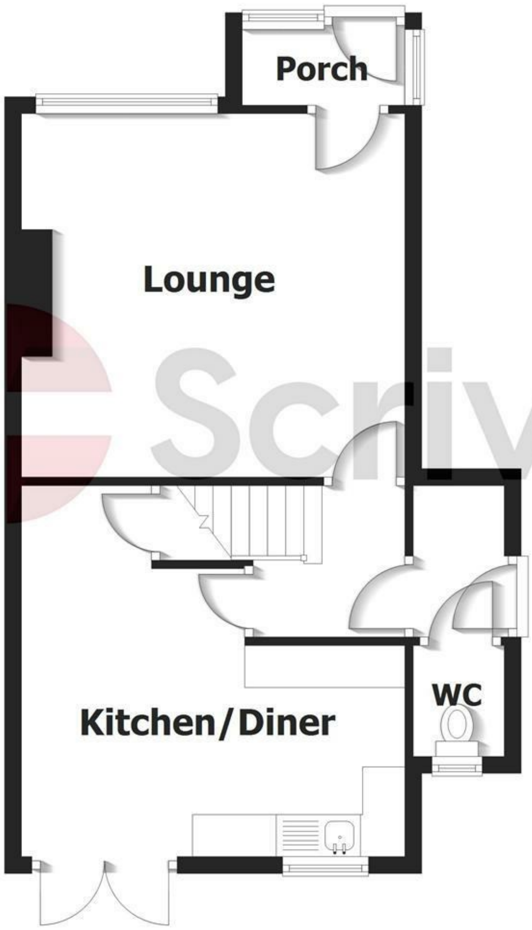
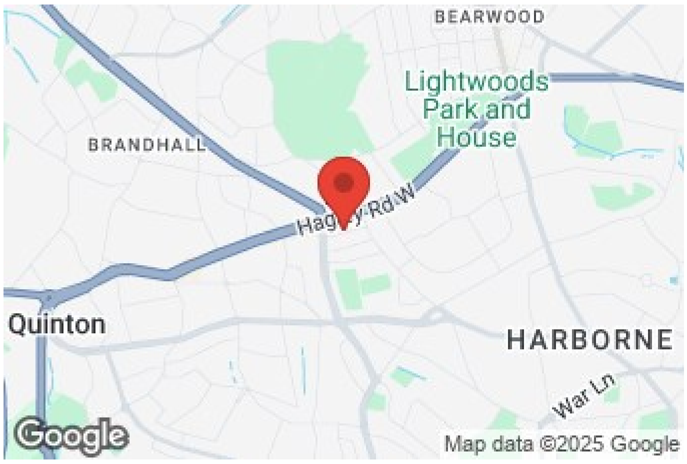
## Ground Floor




## First Floor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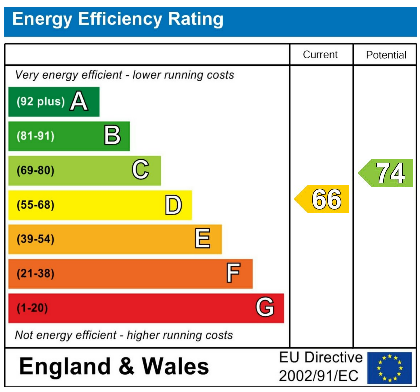


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