



85, Clydesdale Road, Quinton, Birmingham, B32 1DT

### Offers In The Region Of £360,000

- SUPERB EXTENDED TRADITIONAL STYLE SEMI DETACHED
  - THREE BEDROOMS (TWO WITH WARDROBES)
  - EXTENDED KITCHEN WITH UTILITY ROOM OFF
    - GROUND FLOOR WC
    - WELL APPOINTED SHOWER ROOM
- LARGE L-SHAPED GARAGE WITH WORKSHOP/HOBBY AREA
  - WIDE FRONTAGE WITH CAR PARKING
  - ENCLOSED GARDEN

All Buildings Great & Small



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ISO 9001:2015



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A much improved, very well presented, extended traditional style semi in much sought-after location in pleasant tree lined road offering offering three bedroomed accommodation with two reception rooms which must be viewed internally. Gas central heating and double glazing as specified.

#### Ground Floor

##### RECEPTION HALL 1.63m x 5.95m

Double glazed panelled entrance door with double glazed windows to sides, panelled radiator, staircase leading to first floor accommodation off with glazed balustrade feature and recess underneath having hatchway giving access to meters. Tall built-in storage cupboard with mirrored door, woodgrain finish laminate flooring.

##### DINING ROOM (front) 3.30m (2.95m min) x 3.54m (4.28m max into bay)

Double glazed bay window overlooking front garden, panelled radiator, fireplace with raised marble hearth and back and fitted gas fire, coving to ceiling, wiring for two wall lights.

##### LOUNGE (rear) 2.99m (2.62m min) x 3.76m

Double glazed French doors opening to rear patio with double glazed windows to side, panelled radiator, coving to ceiling, wood grain laminate finish to floor.

##### KITCHEN (rear) 3.25m min x 2.83m plus 2.19m max x 3.40m min (irregular shape)

Having range of white gloss units with complementary working services to include inset single drainer stainless steel sink unit with mixer tap inset four ring gas hob with chimney style cooker hood over, built-in electric double oven, built-in fridge/freezer, range of tall cupboards and wide drawers beneath hob area, Integrated dishwasher. Double wall cupboard to corner, double glazed window overlooking rear garden, wood grain laminate finish to floor, further double glazed window to side elevation with double glazed panelled door leading to outside, panelled radiator, two roof lights to ceiling.

##### UTILITY (side) 2.50m max x 2.95m max (irregular shape)

Having built-in base cupboards and wall cupboards matching those of the kitchen together with matching L shaped work top with inset single drain stainless steel sink with mixer tap, appliance recesses, built-in cupboard to corner housing Worcester gas fired combination boiler, panelled radiator, double glazed window to side elevation, wood grain laminate finish to floor.

##### WC (inner) 1.71m x 1.18m

Having WC with concealed cistern, wash hand basin with mixer tap upon vanity unit with under cupboards and tile splashback, heated towel rail, wood grain laminate finish to floor, roof light.

#### First Floor

##### LANDING

Double glazed window to side elevation, feature glazed panel balustrade, wood grain laminate floor finish, hatch

with drop-down ladder leading to roof space.

##### BEDROOM ONE (front) 3.06m (including depth of wardrobes) x 3.56m (4.38m max into bay)

Panel radiator, double glazed bay window to front elevation, built-in wardrobes with sliding doors (one mirrored)

##### BEDROOM TWO (rear) 3.04m (including depth of wardrobes) x 3.77m

Double glazed window overlooking garden, panelled radiator, wood grain laminate floor finish, triple built-in wardrobe with sliding doors (one mirrored).

##### BEDROOM THREE (front) 1.97m x 2.48m

Panelled radiator, double glazed bow window to front elevation, wood grain laminate finish to floor.

##### SHOWER ROOM (rear) 2.18m x 2.45m

Having large walk-in shower cubicle with glazed side screen and mixer shower, wash hand basin with mixer tap set into built-in unit with cupboards beneath and adjacent WC with concealed cistern, splashback to basin and walls to shower area tiled in complementary ceramics, two double glazed windows, extractor fan, heated towel radiator, wood grain laminate finish to floor.

#### Outside

##### L-SHAPED GARAGE (front) 3.09m x 4.71m to door

Having electrically operated roller shutter door pedestrian door linking to kitchen two roof lights.

##### WORKSHOP/STUDY/STUDIO AREA 2.87m x 1.99m

with panelled radiator and double glazed window to front elevation.

#### REAR GARDEN

Having paved patio area directly to the rear of the house leading to lawn area (artificial grass) with side flower border, paved area suitable for greenhouse. The garden is enclosed by close boarded timber fencing to its boundaries. The garden is of a triangular shape and tapers towards the rear.

#### COUNCIL TAX BAND C

#### 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.

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>

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 a Removals and Storage Company. It is the clients' or buyers' decision whether to choose to deal with the Removals and Storage Company. Should the client or a buyer decide to use the Removals and Storage Company the client or a buyer should know that the agent receives a referral fee to the value of £70 plus VAT from them for recommending a client or buyer to them.

#### VIEWING

By appointment with Scriven & Co. Residential Sales Department on 0121-422-4011 (option 1).

#### 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.

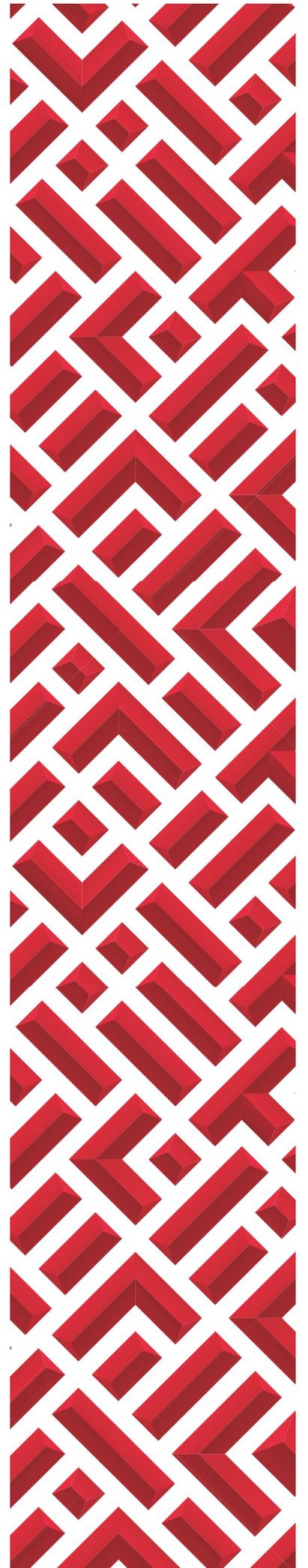
**VAT** : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

**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).

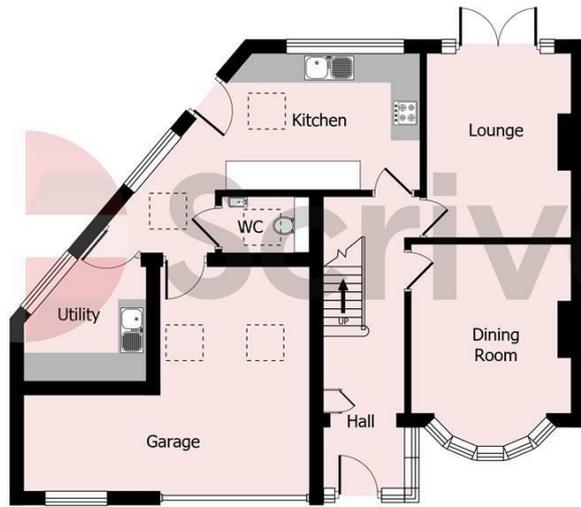








Ground Floor



First Floor



Not to scale. This floor plan is for illustration purposes only. The position and size of doors, windows and other features are approximate.



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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>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	