Scriven & Co.
Est. 1937

Residential Sales

48, Beverley Court Road, Quinton, Birmingham, B32 1HD

Offers In Excess Of £325,000

- **CHAIN FREE**
- A THREE BEDROOMED SEMI DETACHED HOUSE IN SOUGHT AFTER LOCATION
- FAMILY BATHROOM WITH W.C
- KITCHEN/DINER & SEPERATE LIVING ROOM
- TWO UTILITY AREAS
- REAR GARDEN WITH GARDEN STORES
- SIDE GARAGE & DRIVEWAY
- POTENTIAL FOR EXTENSION (subject to obtaining the necessary planning permission and building regulations approval.)

All Buildings Great & Small

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OnTheMarket rightmove

Situated in a sought after tree lined road is this chain free three bedroom semi detached house with attractive rear garden.

Accommodation comprising enclosed porch, reception hall, understairs store, lounge, kitchen diner (former dining room) , utility (former kitchen), utility/rear lobby, landing, three bedrooms, bathroom with w.c, garage, gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (front)
Double glazed double doors to front, wood effect vinyl floor finish, front door.

RECEPTION HALL (inner) 1.82m (2.05m) x 4.58m
Front door with leaded light panels, panel radiator, wood effect floor finish, staircase off to first floor landing, shoe cupboard, store cupboard located under stairs with obscure single glazed window onto garage.

UTILITY (FORMER KITCHEN) (rear) 2.01m x 2.58m
Double glazed window, recessed spotlights to ceiling, tile effect floor, heated towel rail, walls tiled to approximately half wall height, single bowl single drainer stainless steel sink with mixer tap, worktop with cupboard beneath, space for fridge freezer, work surface area, wall mounted store cupboards at high level, plumbing for dishwasher and washing machine, door opening onto utility/rear lobby.

UTILITY/REAR LOBBY (side) 1.74m (2.14m) x 3.03m
Double glazed door onto rear garden, single glazed window above, base unit with cupboards and drawers, single bowl single drainer stainless steel sink with hot and cold tap, tiled splash back, store cupboards at high level, space for fridge and freezer, panel radiator, coat hooks to wall, door opening onto garage.

KITCHEN DINER (FORMER DINING ROOM) 3.56m (3.19m) x 3.63m
Panel radiator, double glazed double doors and double glazed windows onto rear garden, base units with cupboards and drawers, worktops, four ring gas hob, splashback, cooker hood above, Bosch double oven, space for fridge, post formed bowl and a half sink with drainer and mixer tap, store cupboards at high level, wine rack, wall mounted electric heater.

LOUNGE (front) 4.29m max into bay x 3.75m
Gas fire with fire surround, picture rail, double glazed bay window, panel radiator.

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

FIRST FLOOR LANDING (inner/side)
Obscure double glazed window to side,

BEDROOM ONE (front) 4.43m max into bay x 3.21m (3.58m) max
Fitted wardrobes, panel radiator, double glazed bay window, picture rail.

BEDROOM TWO (rear) 3.19m (3.57m) x 3.64m
Double glazed window, panel radiator, fitted wardrobes, picture rail, access to roof space.

BEDROOM THREE (front) 2.07m x 3.00m max
Double glazed window to front, panel radiator.

BATHROOM WITH W.C (rear) 2.61m x 2.00m
Double glazed windows, panel radiator, heated towel rail, wood effect floor, pedestal wash hand basin with hot and cold tap, glass shelf, recessed spotlights to ceiling, panel bath with shower over, shower screen, store cupboard at high level, some walls part tiled.

REAR GARDEN
Paved patio area with steps down to lawn, borders stocked with plants, shrubs and trees, two garden sheds, outside tap, outside brick stores.

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. 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 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.

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

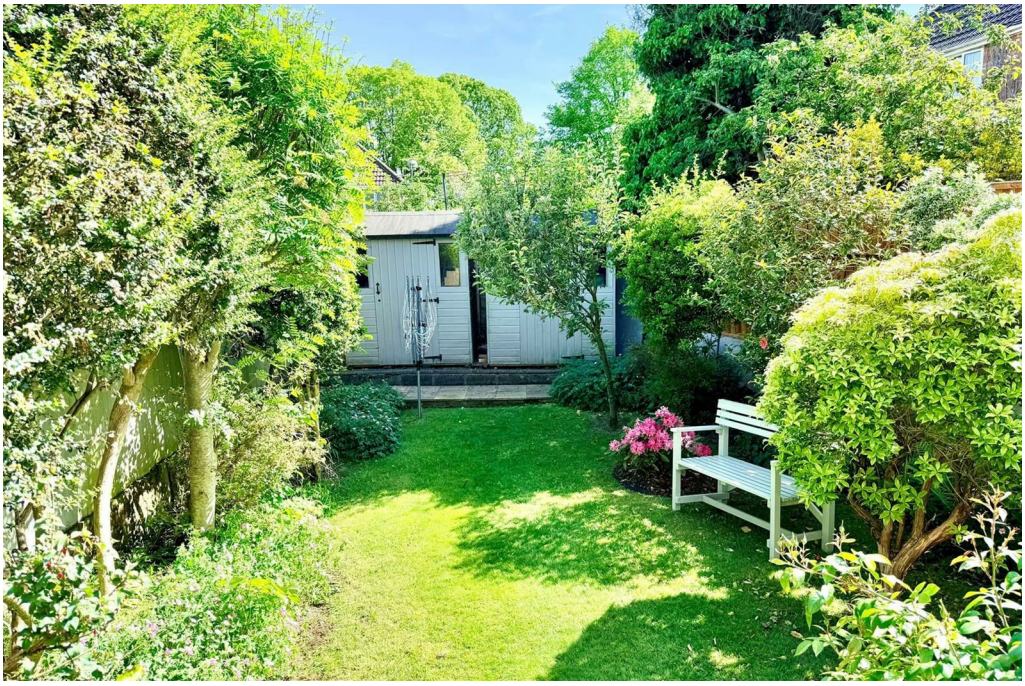
Electric supply:
https://www.energynetworks.org/customers/find-my-network-operator
https://www.nationalgrid.co.uk

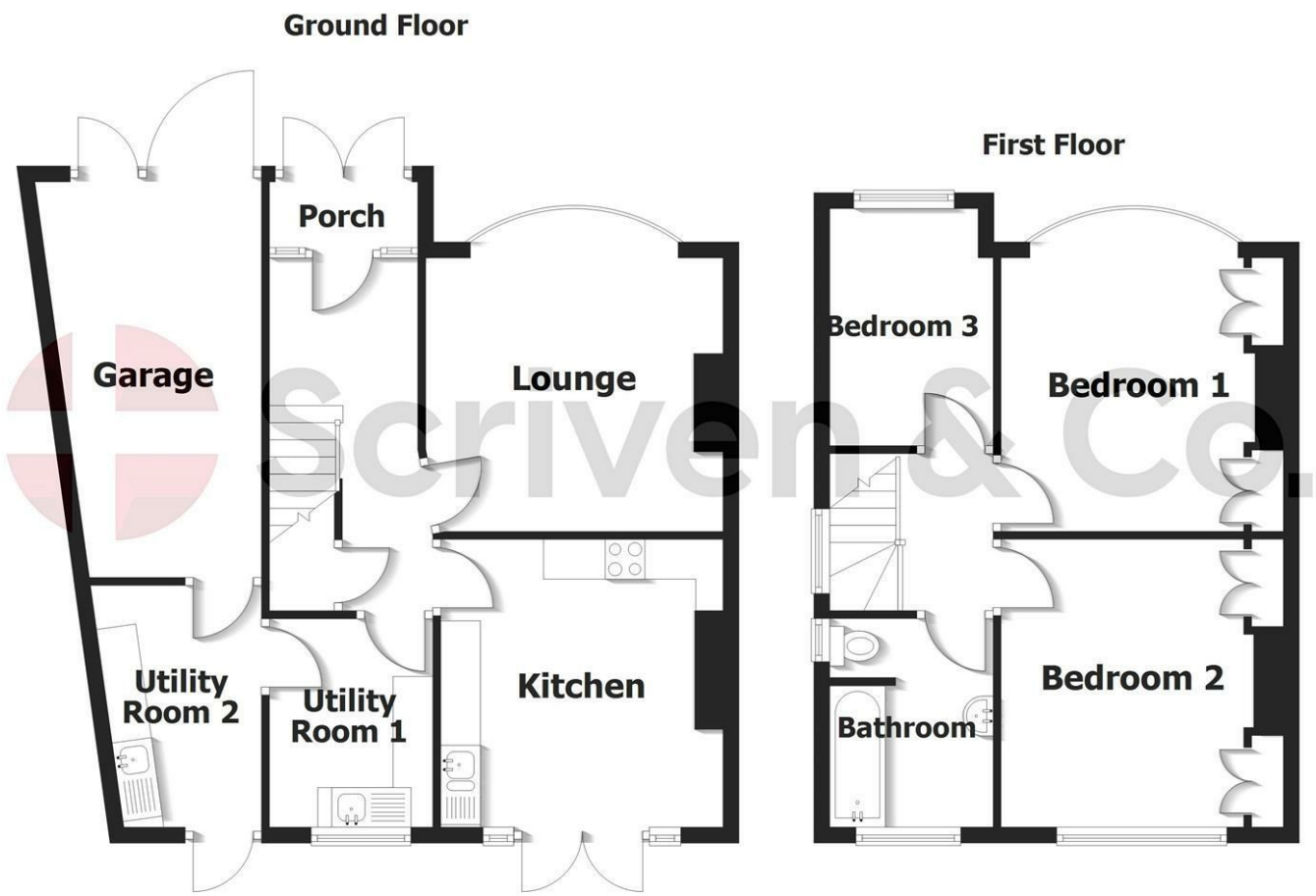
Water supplier:
https://www.ofwat.gov.uk/households/your-water-company
https://www.water.org.uk/customers/find-your-supplier

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

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

Important notices
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. (REV03:02/26).





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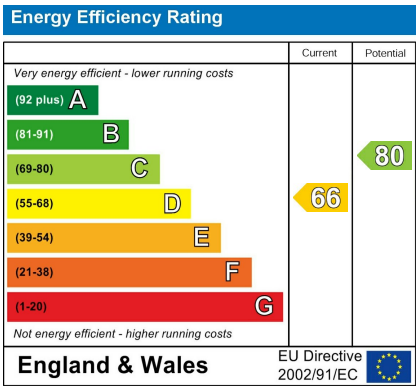

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