Scriven & Co.
Est. 1937

Residential Sales

10, South Loop Park, Birmingham, B16 0AF

Offers In The Region Of £400,000

- MODERN THREE STOREY TOWN HOUSE WITH SPACIOUS FLEXIBLE ACCOMMODATION
- FOUR BEDROOMS (TWO WITH EN-SUITE SHOWER ROOMS)
- GUEST W.C & FAMILY BATHROOM
- KITCHEN/LIVING/FAMILY ROOM ON THE GROUND FLOOR
- ALLOCATED PARKING SPACE
- FRONT DECKED AREA & REAR GARDEN ONTO COMMUNAL GROUNDS
- BINS STORES & CAR CHARGING POINT
- AWARD WINNING PORT LOOP DEVELOPMENT
- NO UPWARD CHAIN

A Contemporary Four Bedroom, Three Bathroom Town House Over Three Floors with Private Rear Patio Opening onto Communal Gardens. NO UPWARD CHAIN.

10 South Loop Park forms part of the award-winning Port Loop neighbourhood, a contemporary canalside community located approximately one mile from Birmingham City Centre. The development has been designed around landscaped public spaces, pedestrian-friendly streets and access to the Birmingham Canal Navigations, creating a distinctive residential environment within easy reach of the city.

Developed through a partnership between Urban Splash, Places for People and Birmingham City Council, Port Loop combines modern architecture with landscaped communal areas, encouraging walking, cycling and outdoor living. A central green space, South Loop Park, provides an attractive focal point for residents, while the surrounding canal towpaths offer opportunities for walking and cycling.

The neighbourhood has been planned with sustainability in mind and features a mix of contemporary town houses and brick-built family homes set within a low-traffic environment. Residents benefit from convenient access to Birmingham city centre, Edgbaston, the Jewellery Quarter, and major road and rail connections, making the development well placed for both commuting and leisure.

Accommodation comprising - Ground floor open plan kitchen/dining/living space, guest W.C, first floor landing, two first floor bedrooms and family bathroom. Second floor landing, two second floor bedrooms with en-suite shower rooms, electric heaters as specified, double glazing as specified. Front decked area with bin stores and car charger point. Rear patio opening onto communal gardens

KITCHEN/DINING/LIVING SPACE (open plan) 10.14m x 4.69m (3.53m max measurements including staircase and downstairs W.C.)
Double glazed window to front with fitted blind, electric heater, double glazed panel above front door, fitted store cupboards with shelving. Base units with cupboards and drawers, worktops, central kitchen island with inset bowl and half stainless steel sink, mixer tap, cupboard with pull our drawer units including cutlery drawer, Bosch integrated dishwasher, breakfast bar, pull out electric plug socket, further cupboards and shelving, integrated fridge freezer, four ring electric hob, with pull out drawer unit concealed in cupboard below, store cupboard at high level.

GUEST W.C, (inner)
W.C with concealed flush, store cupboard housing water meter, wash hand basin with mixer tap, wall mounted mirrored cupboard housing consumer unit. Double glazed double doors, double glazed door onto rear garden, both with fitted blinds.

Staircase with handrail leading off to first floor accommodation.

FIRST FLOOR LANDING (inner)
Wood effect floor, doors off. Store cupboard housing hot water cylinder, further store cupboard housing MRX house ventilation unit, plumbing for washing machine.

BEDROOM (front L Shaped) 3.82m x 2.54m plus 2.20m x 2.15m
Wood effect floor finish, double glazed window, double glazed door onto balcony area, both with fitted blinds, electric heater.

BEDROOM (rear) 2.52m x 3.22m plus 2.20m x 2.15m
Wood effect floor finish, double glazed widow and double glazed door onto balcony both with fitted blinds, electric heater.

BATHROOM (inner) 2.55m x 1.69 plus door recess
Tiled floor finish, heater towel rail, bath with shower screen, shower, W.C with concealed flush, wash hand basin with mixer tap, mirror to wall, store cupboards at high level, walls to bath tiled, extractor.

Staircase from first floor landing with handrail leading to second floor accommodation.

SECOND FLOOR LANDING (inner)
Wood effect floor finish

BEDROOM (rear) 3 .81m x 2.53m plus 2.20m x 2.15m
Double glazed window, large double glazed window onto front both with fitted blinds, electric heater, wood effect floor, door leading onto

EN-SUITE SHOWER ROOM(inner) 1.29m x 2.35m
Tiled floor finish, heated towel rail, shower cubicle with shower screen, shower, walls to shower cubicle tiled, extractor, W.C concealed flush, wash hand basin, mixer tap, mirror to wall with light, wall mounted store cupboards at high level.

BEDROOM (rear) 3.22m x 4.69m
Double glazed widow, double glazed door with Juliette balcony, electric heater, wood effect floor, built in store cupboards, door leading onto

EN-SUITE SHOWER ROOM (inner) 1.29m x 2.35m
Tiled floor finish, heated towel rail, shower cubicle with shower screen, shower, walls to shower cubicle tiled, extractor, W.C concealed flush, wash hand basin, mixer tap, mirror to wall with light, wall mounted store cupboards at high level.

REAR GARDEN
Low maintenance paved patio onto communal gardens,

ALLOCATED PARKING SPACE - Located opposite identified by number.

We are advised the property is TIMBER FRAME CONSTRUCTION - South Loop Park (part of the Port Loop development in Birmingham) is built using modern methods of construction that hold a BOPAS (Buildoffsite Property Assurance Scheme) certificate. The buyer is advised to obtain verification from their Solicitor or Surveyor.

AGENTS NOTE - Prospective purchasers are advised to satisfy themselves regarding any community facilities, management arrangements, service charges and future phases of the wider Port Loop development that may be relevant to their purchase.

COUNCIL TAX BAND E

TENURE
We are advised the property is freehold. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICE CHARGE
There is an annual service charge of approximately £400.00 per annum which is payable to the residents management company for the upkeep of shared roads, footpaths, visitor parking, and communal gardens. Please note that this amount is subject to change.

SERVICES
There is no gas available at the property. 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.

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

Money Laundering Regulations –
In order to comply with Anti-Money Laundering Regulations, all

prospective purchasers will be required to provide satisfactory photographic identification, proof of address/residency, verification of the source of funds for the purchase (including supporting bank statements evidencing any deposit monies), and a copy of a mortgage Agreement in Principle from the appropriate lender where applicable. Photographic identification and proof of address will normally be validated through an electronic identity verification process, which includes biometric checks, meaning certified hard copies are not usually required. However, we reserve the right to request copies of identification or address documents where considered necessary, to satisfy our legal or compliance obligations. All parties involved in the purchase must complete this verification at a cost of £30.00 plus VAT per person.

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: It is the clients' or buyers' decision whether to choose to deal with any of the service providers.
Scriven & Co routinely refers sellers (and buyers) to a Financial Services Company. Should the client or a buyer decide to use this company please note that Scriven & Co receive a payment from them 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. Should the client or a buyer decide to use any of these companies please note 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. Should the client or a buyer decide to use this 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.
For full referral fee details go to our website: www.scriven.co.uk : Disclosure of Referral Fees

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:

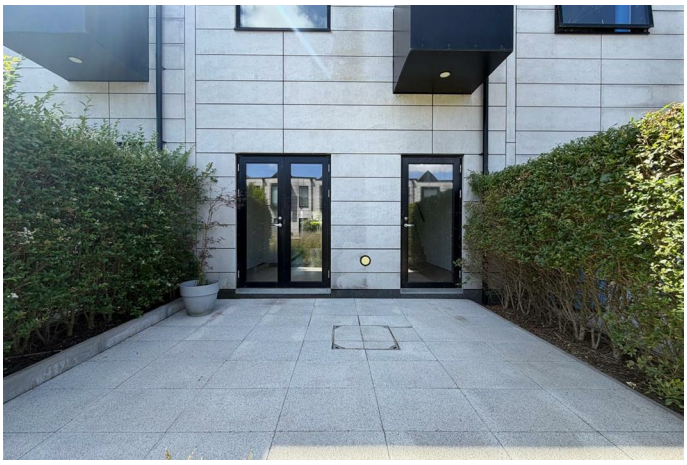
Gas supply:
https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator
https://www.findmysupplier.energy

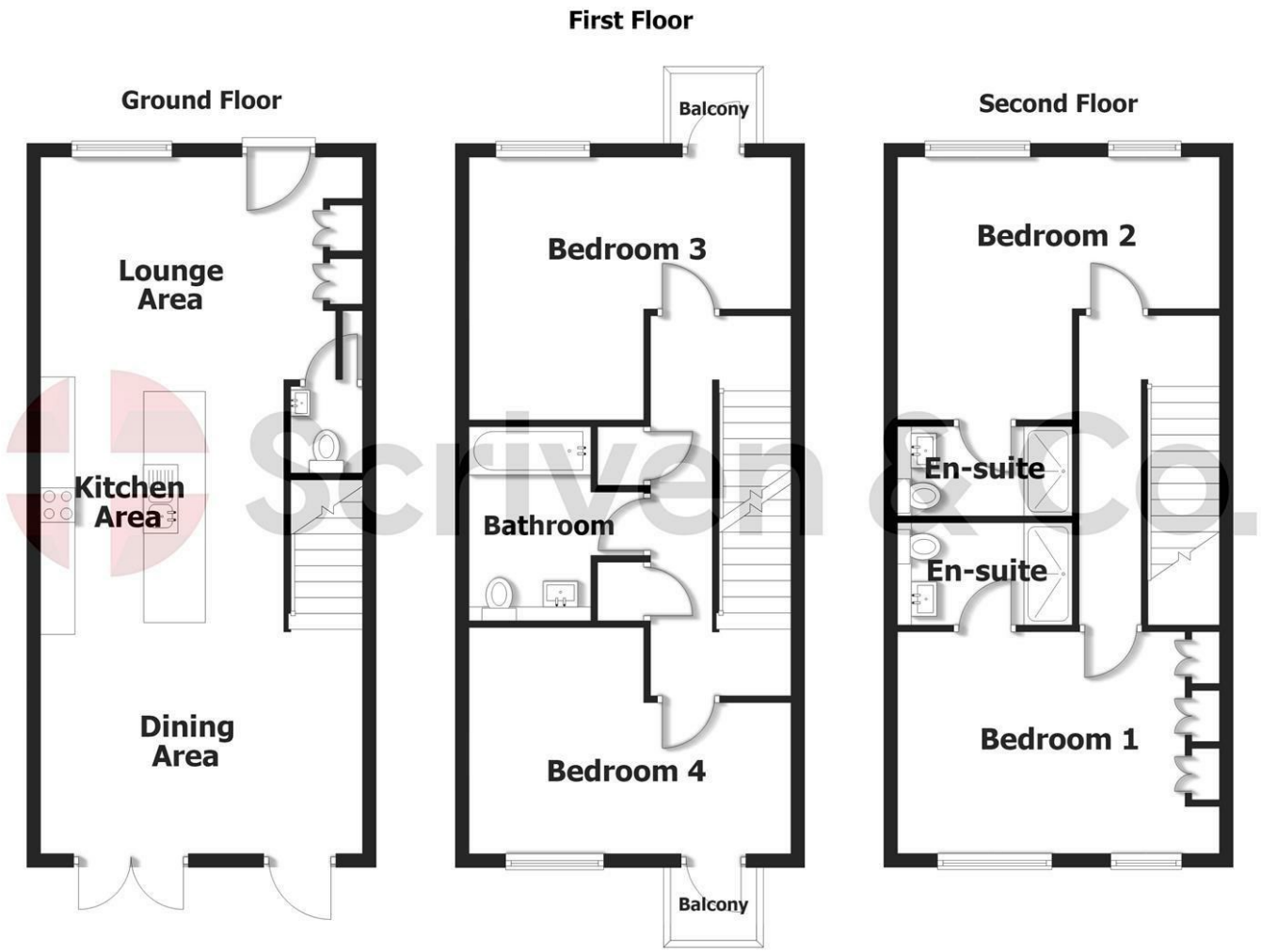
Electric supply:
https://www.energynetworks.org/customers/find-my-network-operator
https://www.nationalgrid.co.uk

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
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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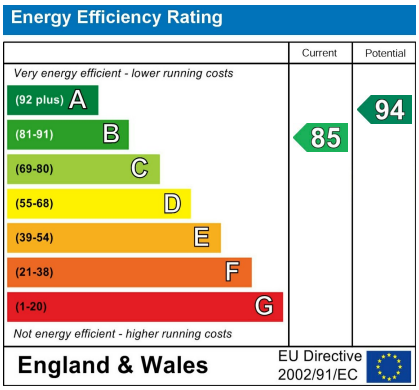

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