Scriven & Co.
Est. 1937

Residential Sales



20, Fellows Lane, Birmingham, B17 9TP

Offers Over £500,000

- A WELL PROPORTIONED FAMILY HOME
- FOUR BEDROOMS & SHOWER ROOM
- ENLARGED KITCHEN, TWO RECEPTION ROOMS & CONSERVATORY
- DELIGHTFUL REAR GARDEN
- CONVENIENTLY SITUATED APPROXIMATELY A MILE FROM HARBORNE HIGH STREET FOR A HOST OF AMENITIES

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UKAS MANAGEMENT SYSTEMS 014
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A well proportioned four bedroom family home with enlarged kitchen, two reception rooms, conservatory and delightful rear garden.

This charming semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four bedrooms, this property is ideal for those needing ample living space. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it perfect for family gatherings or hosting friends. The house features a well-appointed shower room and downstairs W.C, ensuring convenience for all family members. There is parking available to front and a garage. Situated approximately a mile from Harborne High Street, residents will enjoy easy access to a variety of shops, cafes, and local amenities. The property is also conveniently located near well-regarded schools, making it an excellent choice for families with children.

Accommodation comprising enclosed porch, reception hall, understairs store cupboard, dining room, lounge, conservatory, downstairs WC, enlarged kitchen, four bedrooms, shower room, separate WC, garage, rear garden. Gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (front)
Double glazed double doors and double glazed windows, front door opening onto reception hall.

RECEPTION HALL (inner) 5.04m x 2.04m maximum measurements including staircase
Single glazed window with leaded light onto enclosed porch, staircase off to first floor, panel radiator, wood effect floor finish. Store cupboard opening off understairs. Archway through to enlarged kitchen and downstairs WC. Storage recess understairs.

DINING ROOM (front) 3.40m x 4.37m into bay
Double glazed bay window, panel radiator, open fire with fire surround.

LOUNGE(rear) 3.38m max x 4.53m
Double glazed sliding patio door onto conservatory, open fire, panel radiator,

CONSERVATORY (rear) 3.50m x 3.08m
Panel radiator, double glazed windows and double glazed double doors onto rear garden. Fitted blinds to conservatory roof.

DOWNSTAIRS WC (side)
Obscure double glazed window, wash hand basin with mixer tap, panel radiator, WC with push button flush, extractor.

ENLARGED KITCHEN (rear) 2.85m x 3.16m plus 3.93mx 1.50m
Wood effect floor, obscure double glazed window to side, recessed spotlights to ceiling, single bowl single drainer sink with mixer tap, four ring gas hob with cooker hood above, plumbing for washing machine, space for condenser dryer, space for fridge freezer, vertical panel radiator, range of base units with cupboards and drawers, worktops with tiled splashbacks, wall mounted store cupboards at high level, cooker, integrated fridge and integrated dishwasher, door opening onto rear garden.

Staircase from reception hall leading to first floor landing.

FIRST FLOOR LANDING
Doors off.

BEDROOM ONE (front) 3.38m max x 4.54m into bay
Double glazed bay window, panel radiator,

BEDROOM TWO (rear) 3.79m x 3.39m
Double glazed window, panel radiator, fitted wardrobe

BEDROOM THREE (rear) 2.88m x 3.19m
Double glazed window, panel radiator, wood effect floor finish.

SEPARATE WC (side)
Obscure single glazed window, WC, toilet roll holder,

SHOWER ROOM (front) 1.65m x 2.84m
Obscure single glazed window, heated towel rail, panel radiator, wash hand basin with mixer tap and vanity unit, shower enclosure with dual shower fitting, walls to shower tiled to full height, extractor, store cupboards, access to roof space with pull down ladder,

BEDROOM FOUR / STUDY 3.97m x 1.74m (2.53m) restricted ceiling height in places.
Single glazed window to rear, obscure double glazed window to side, panel radiator,
Agents note – unable to measure from 1.50m in height.

REAR GARDEN
A beautifully landscaped and well-maintained rear garden. The garden is predominantly laid to lawn with mature, well-stocked borders featuring a variety of established shrubs, trees and flowering plants, creating colour and interest throughout the seasons. A charming paved seating terrace provides the perfect spot for dining and relaxation, complemented by decorative gravelled areas.

GARAGE 2.43m x 4.87m

COUNCIL TAX BAND D (Birmingham)

AGENTS NOTE - an application for the change of use of a residential dwelling
(Use Class C3) to a small children’s home (Use Class C2) at 72 Court Oak Road, Harborne,
Birmingham, B17 9TN was made in January 2026.

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

AML & Extra Services

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.
Customer due diligence will normally be validated through an electronic verification process. This means 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 charge of £54.00 including 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

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).

























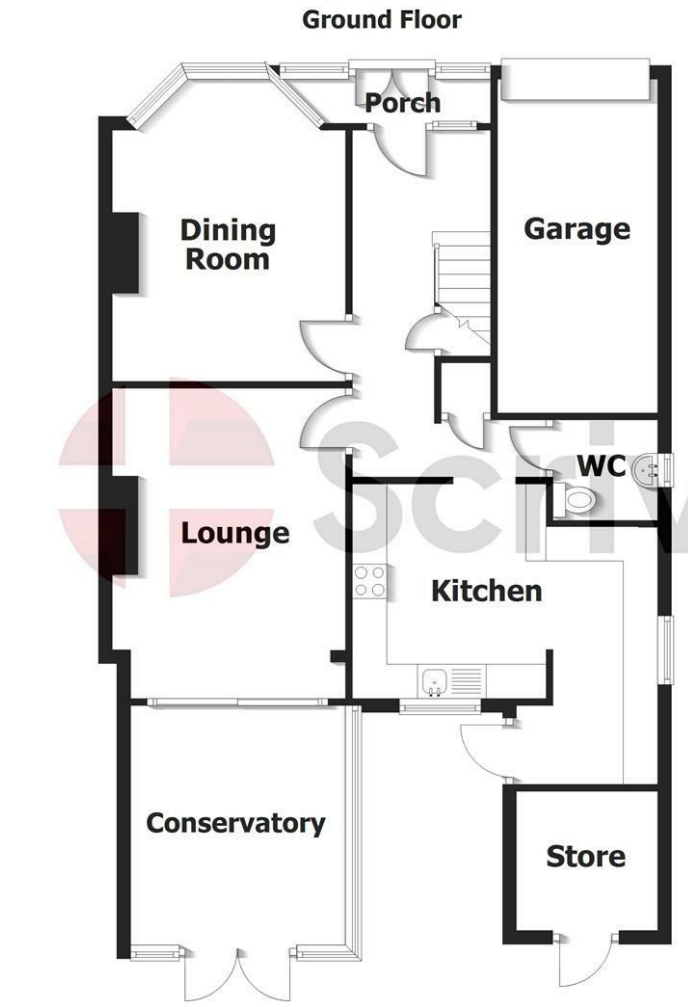














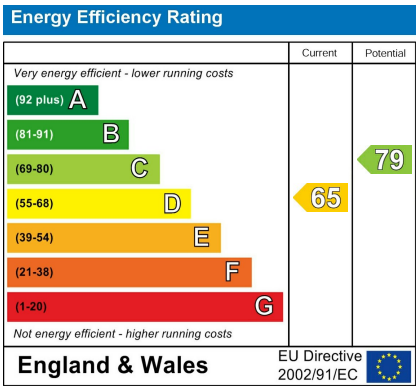
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