Scriven & Co.
Est. 1937

Residential Sales



# 19, Josiah Road, Birmingham, B31 5DE

**Offers In Excess Of £280,000**

- MUCH IMPROVED SEMI DETACHED HOUSE
- RE-FITTED KITCHEN DINER & LIVING ROOM
- THREE BEDROOMS
- BATHROOM WITH SHOWER CUBICLE
- SIDE ENTRY/STORE WITH PLUMBING AND ELECTRICITY
- LARGE REAR GARDEN
- NO UPWARD CHAIN



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Situated in a popular residential area of Northfield, this tastefully presented and improved three bedroom semi-detached house offers well-proportioned accommodation together with a re-fitted kitchen diner and a large rear garden. The property has been improved by the current owners and is offered for sale with the benefit of NO UPWARD CHAIN.

The accommodation provides a practical layout suitable for modern family living, with the re-fitted kitchen diner providing a particularly useful space for both everyday living and entertaining. The property also benefits from a generous rear garden, offering excellent outdoor space for families, gardening enthusiasts or those wishing to enjoy outdoor dining and recreation.

The property is situated in the B31 area of Northfield, with a range of local shops, everyday amenities, schools and public transport facilities available within the surrounding area. The Meadows Primary School, Merritts Brook Primary E-ACT Academy and St Brigid's Catholic Primary School are all located within approximately three-quarters of a mile of the postcode. Northfield and Longbridge railway stations are also within approximately one mile, providing rail connections towards Birmingham and the surrounding areas.

The location also provides access to the wider road network, with the Bristol Road South and surrounding routes providing connections towards Birmingham city centre, the M5 motorway and Worcestershire. A selection of supermarkets, shops and other day-to-day facilities can be found within the wider Northfield and Longbridge areas.

Accommodation comprising reception hall, lounge, re-fitted kitchen diner, landing, three bedrooms, bathroom. Gas boiler serving radiators. Double glazing to windows as detailed. Good sized rear garden. Side store.

RECEPTION HALL (inner)
Obscure double glazed front door opening onto reception hall. Panel radiator, staircase off to first floor landing, wood effect floor, doors off.

LOUNGE (front) 3.39m (2.98m) x 4.27m max
Double glazed bay window, panel radiator, gas fire with fire surround,

KITCHEN DINER (rear) 1.71m x 2.24m plus 2.96m (3.33m) x 4.32m
Panel radiator, wood effect floor, double glazed window onto rear garden, single bowl single drainer sink with mixer tap, plumbing for dishwasher, cooker, four ring electric hob, cooker hood above, tiled splashbacks, wall mounted store cupboards at high level, base units with cupboards and drawers, slimline pull out larder unit,

SIDE STORE
Obscure double glazed door, single glazed window to rear, obscure double glazed door to front.
Side store has been used as a utility room and benefits from both plumbing and electricity.

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

FIRST FLOOR LANDING
Obscure double glazed window to side, access to roof space with pull down ladder.

BEDROOM ONE (front) 3.28m (3.09m) x 4.43m max into bay
Double glazed bay window, panel radiator,

BEDROOM TWO (rear) 4.32m max into bay x 3.33m max (2.71m)
Double glazed bay window, panel radiator,

BEDROOM THREE (front) 2.36m x 1.81m
Double glazed window, panel radiator,

BATHROOM (rear) 2.32m x 2.43m (1.76m)
Wood effect floor, WC with push button flush, roll top bath with claw feet, hot and cold mixer tap, shower attachment, shower cubicle, walls tiled to full height, recessed spotlights to ceiling, extractor, pedestal wash hand basin with mixer tap, mirror to wall, obscure double glazed window to side, vertical panel radiator,

REAR GARDEN
The property has the benefit of a good sized rear garden with patio area onto large lawn, cold water tap.

COUNCIL TAX BAND C (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.

## 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

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).





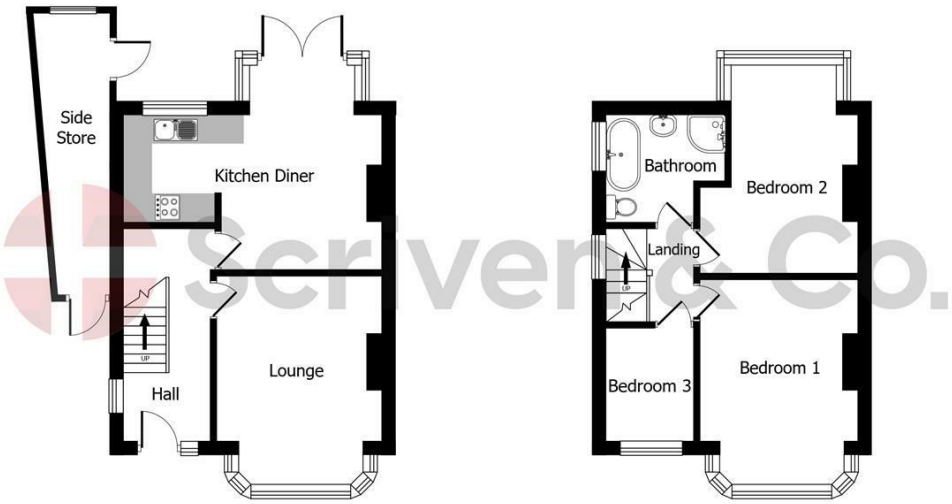




**Important notices**
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however 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).

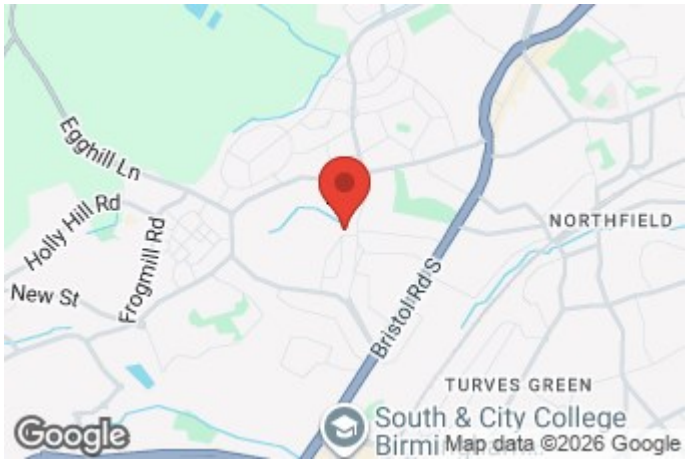
Ground Floor

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.

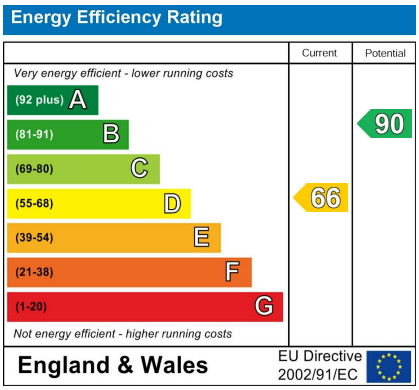






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