



40, Whitley Court Road, Quinton, Birmingham, B32 1EY

Offers In The Region Of £350,000

- EXTENDED SEMI DETACHED HOUSE SITUATED IN TREE LINED ROAD
 - THREE BEDROOMS
- EXTENDED KITCHEN & EXTENDED SITTING ROOM WITH DINING AREA
 - LOUNGE TO FRONT
 - RE-FITTED BATHROOM WITH SHOWER CUBICLE
- OFF ROAD PARKING TO FRONT A REAR GARAGE/STORE
 - ATTRACTIVE REAR GARDEN

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Situated in a popular tree lined road is this tastefully presented extended three bedroom semi detached house.

Accommodation comprising enclosed porch, reception hall, understairs store cupboard, lounge, extended kitchen, extended sitting room with dining area, landing, three bedrooms, bathroom with shower cubicle, rear garage/store*, rear garden, gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (front)

Double glazed front door and double glazed side panels, tiled floor finish, door with leaded light panel and leaded light panels to side opening onto reception hall.

RECEPTION HALL (inner)

Panel radiator, panelled wood floor finish, staircase off to first floor, store cupboard opening off under stairs with Worcester gas boiler. Doors opening onto lounge extended sitting room with dining area and extended kitchen.

EXTENDED KITCHEN (rear) 2.02m x 5.53m

Double glazed window, double glazed Velux roof window with blind, panel radiator, tiled floor finish, recessed spotlights to ceiling, range of base units with cupboards and drawers, wine rack, worktops, tiled splashbacks bowl and a half single drainer stainless steel sink with mixer tap, integrated appliances to include dishwasher, cooker, five ring gas hob, stainless steel cooker hood above, fridge freezer, space and plumbing for washing machine, wall mounted store cupboards at high level, opening onto extended sitting room/diner.

EXTENDED SITTING ROOM WITH DINING AREA (rear) 2.79m (3.26m) x 6.81m

Double glazed double doors onto rear garden, double glazed Velux roof window with blind, two panel radiators, panelled wood floor finish.

LOUNGE (front) 3.56m (3.19m) x 4.40m max into bay
Double glazed bay window, panel radiator, Inset gas fire. Coving to ceiling.

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

FIRST FLOOR LANDING (inner/side)

Access to roof space. Obscure double glazed window to side.

BEDROOM ONE (front) 4.55m into bay x 3.33m max into wardrobe

Double glazed bay window, panel radiator, fitted wardrobe, coving to ceiling.

BEDROOM TWO (rear) 3.66m x 3.28m max into wardrobe

Double glazed window, panel radiator, wood effect laminate floor finish, fitted wardrobe with sliding mirrored door.

BEDROOM THREE (front) 2.33m x 2.02m

Double glazed window, panel radiator, wood effect laminate floor finish.

BATHROOM WITH SHOWER (rear) 2.00m x 2.59m
Obscure double glazed windows to side and rear, heated towel rail, wood effect floor finish, recessed spotlights to ceiling, extractor, wash hand basin with vanity unit and mixer tap, panel bath with shower attachment, walk in shower cubicle with dual shower fitting, shower cubicle tiled to full height, further walls to bathroom tiled to approximately half wall height, mirrored cabinet to wall,

REAR GARDEN

The property benefits from a pleasant rear garden with patio area onto lawn. Garage to rear.

GARAGE (rear) 2.40m x 4.75m to door.

Accessed via a shared gated driveway. Please note the access has a limited width and access is restricted as home owners have used the space to the rear of their gardens as storage. Therefore the garage is currently used for storage purposes only.

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.

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>

VIEWING

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

Important notices

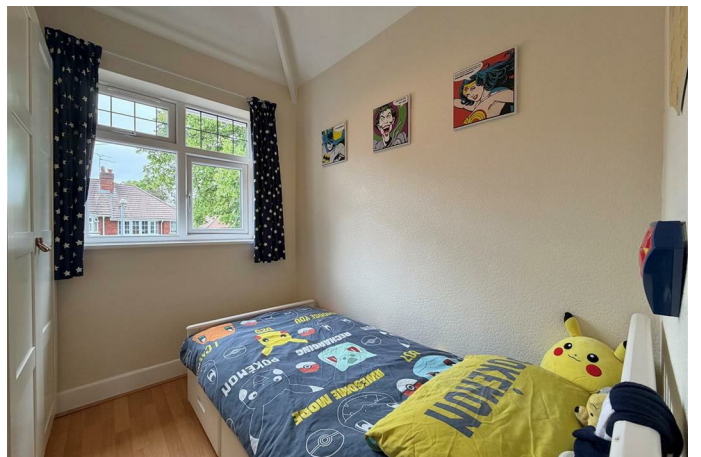
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by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

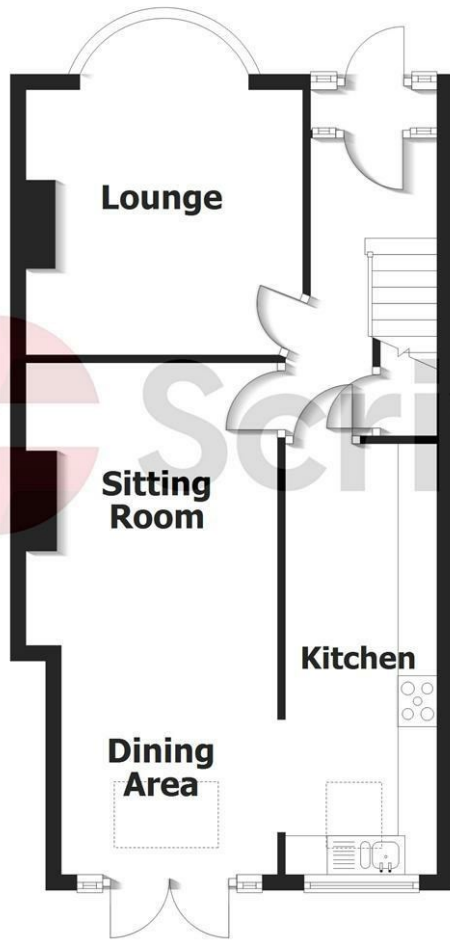




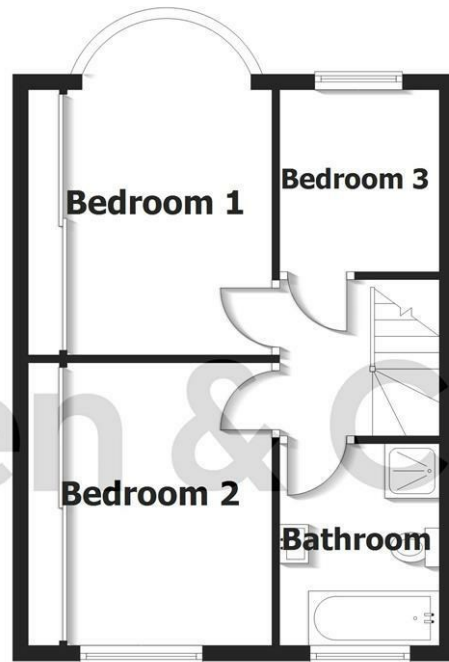




Ground Floor



First Floor



- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 69 | 82 |
| England & Wales | | EU Directive 2002/91/EC |