



70, Tennial Road, Harborne, Birmingham, B32 2JY

Offers In The Region Of £300,000

- SEMI DETACHED HOUSE WITH THREE BEDROOMS
 - LOUNGE AND DINING ROOM
- REFITTED BATHROOM WITH SHOWER CUBICLE
 - BLOCK PAVED PATIO ONTO LAWN
 - OFF ROAD PARKING
 - NO UPWARD CHAIN

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An opportunity to acquire a well-proportioned three-bedroom semi-detached house with garage conversion and refitted bathroom with shower cubicle. NO UPWARD CHAIN.

Accommodation comprising: Enclosed porch, reception hall, kitchen, dining room (former garage), lounge, landing, three bedrooms, re-fitted bathroom with shower cubicle, gas boiler serving radiators, double glazing to windows as detailed, off-road parking.

ENCLOSED PORCH (FRONT)

Obscure double-glazed front door, tiled floor finish, obscure single glazed door opening onto:

RECEPTION HALL (INNER)

Tiled floor finish, panel radiator, staircase off to first floor landing.

KITCHEN (FRONT) 4.57m x 2.27m

Double glazed window to front, extractor, single bowl single drainer stainless steel sink with mixer tap, base units with cupboards and drawers, worktops with tiled splashbacks, panel radiator, wall mounted store cupboards at high level, cupboards housing gas and electric metres. Pull out larder unit, space for fridge, cooker, four ring gas hob, cooker hood above.

DINING ROOM (FORMER GARAGE) (FRONT) 3.55m x 2.21m

Double glazed window to front, double glazed door to side, tiled floor finish, panel radiator. Cupboard opening off under stairs.

LOUNGE (REAR) 5.65m (3.80m) x 3.67m (2.63m)

Double glazed sliding door onto rear garden, double glazed window, wood effect floor finish, panel radiator, store cupboard opening off under stairs with shelf. Staircase from reception hall to:

HALF SPACE LANDING

Obscure double-glazed window to side, further steps to:

LANDING (INNER)

Access to roof space.

BEDROOM 1 (FRONT) 3.68m x 2.99m

Double glazed window, panel radiator.

BEDROOM 2 (REAR) 2.97m x 3.68m

Double glazed window, Panel radiator.

BEDROOM 3 (REAR) 2.69m x 2.70m

Double glazed window, panel radiator.

RE-FITTED BATHROOM WITH SHOWER CUBICLE

(FRONT) 2.67m (max) x 2.12m (plus door recess) Heated towel rail, obscure double-glazed window, wood effect floor finish, walls tiled to full height, wash hand basin with mixer tap and vanity unit, mirror to wall, panelled bath, w.c. with push button flush, shower cubicle, extractor, store cupboard housing "Ideal" gas boiler.

REAR GARDEN

Property enjoys the benefit of a pleasant rear garden with block paved patio, pathway to top of garden shed, shaped lawns, access to front from garden via gate.

COUNCIL TAX BAND - C

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. Carpets, curtains, curtain polls and blinds fitted are included in the sale. 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.

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

The agent routinely refers sellers (and buyers) to Warren's removals and storage. It is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 from them for recommending a client or buyer to them.

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>

Important notices

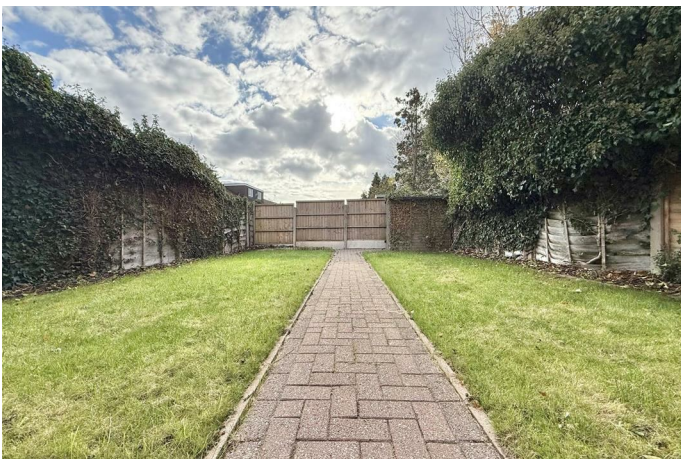
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by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

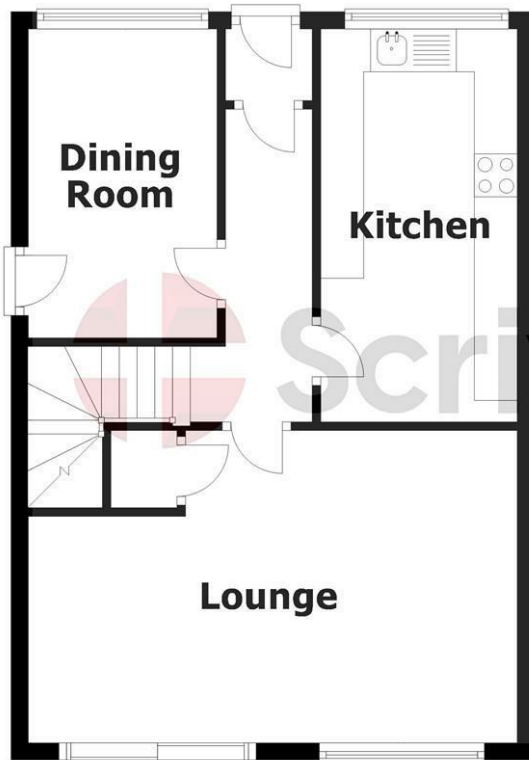
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).



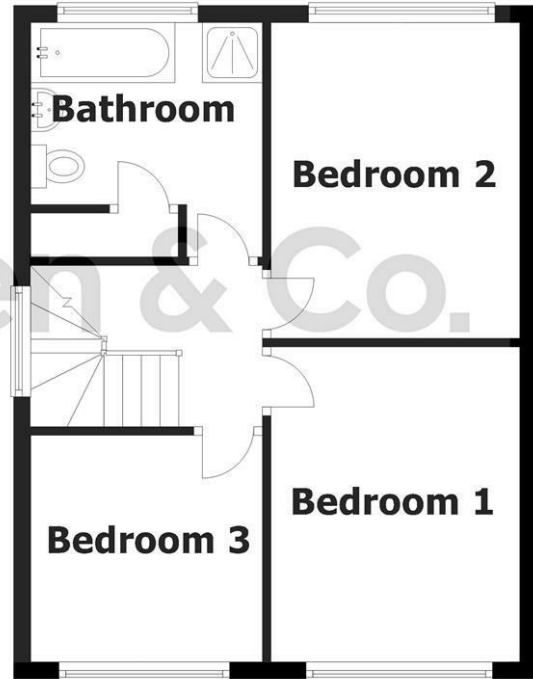




Ground Floor



First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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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>		
	72	84
England & Wales		EU Directive 2002/91/EC

Property Reference: 18736403