Scriven & Co.

Est. 1937

Residential Sales

241, Tennal Road, Birmingham, West Midlands, B32 2HH

Offers In The Region Of £260,000

- EXTENDED END TERRACED HOUSE
- THREE BEDROOMS & BATHROOM
- KITCHEN & DOWNSTAIRS W.C.
- LIVING ROOM & DINING ROOM
- GOOD SIZED REAR GARDEN
- OFF ROAD PARKING

An extended three bedroom end terraced house with good sized garden and off road parking.

ENCLOSED PORCH (Front)
Double glazed front door. Double glazed windows. Double glazed front door opens onto:

RECEPTION HALL (Inner)
Cupboard housing meters, panel radiator, staircase leading to first floor landing, double glazed window.

DOWNSTAIRS W.C (Side)
W.C., double glazed window, walls tiled to full height.

LOUNGE (Front) 5.37m plus bay x 3.29m max (2.79m min)
Double glazed bay window, panel radiator, coving to ceiling.

KITCHEN (Rear) 2.56m max x 5.22m
Range of base units with cupboards and drawers, work surface areas, tiled splash backs, bowl and a half single drainer stainless steel sink with mixer tap, cupboards at high level, gas point for cooker, double glazed window onto rear garden, tile effect floor finish, panel radiator, store opening off under stairs. Door to side entry. Opening onto:

DINING ROOM (Rear) 2.19m x 3.07m
Double glazed doors and double glazed window, panel radiator.

SIDE ENTRY (Side)
Doors to front and rear garden, plumbing for washing machine.

The accommodation on the first floor is approached from reception hall and comprises:

LANDING
Double glazed window, cupboard housing gas boiler.

BEDROOM ONE (Front) 3.99m x 3.02m max
Panel radiator, double glazed window.

BEDROOM TWO (Rear) 3.04m x 3.95m
Double glazed window, panel radiator, fitted wardrobes.

BEDROOM THREE (Front) 2.14m x 2.94m
Two double glazed windows, panel radiator, fitted wardrobe.

BATHROOM (Rear) 2.09m x 2.10m
Corner bath, w.c. with low level flush, wash-hand basin, walls tiled, obscure double glazed window, panel radiator.

OUTSIDE

REAR GARDEN
The property has the benefit of good-sized rear garden comprising pathway onto lawn, steps lead up to seating area with garden shed. To the rear of the garden lies further area of the garden with two greenhouses.

TENURE
We are verbally advised that 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, 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.
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

Property Information Links

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

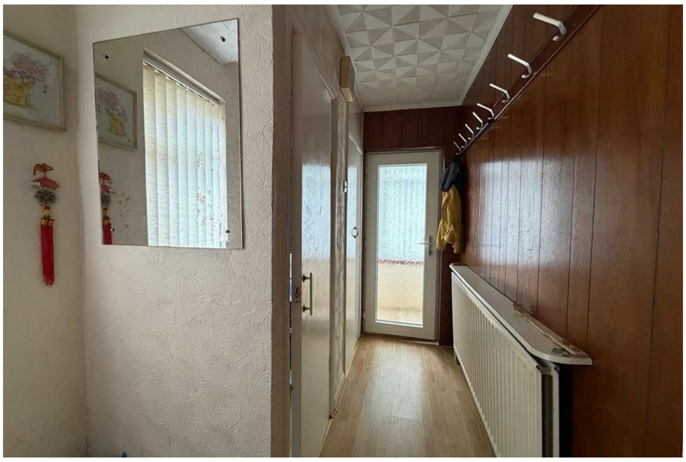
Electric supply:
https://www.energynetworks.org/customers/find-my-network-operator
https://www.nationalgrid.co.uk

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

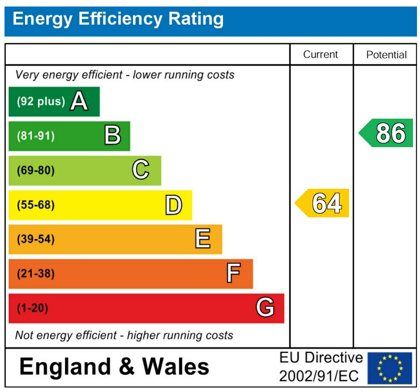
VIEWING
By appointment with Scriven & Co. Residential Sales Department on 0121-422-4011 (option 1).

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.



Scriven & Co.
Est. 1937

- 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



Property Reference: 18823904