Scriven & Co.
Est. 1937

Residential Sales

24, Dimmingsdale Bank, Quinton, Birmingham, B32 1ST

Offers In The Region Of £170,000

- MID TERRACED HOUSE
- IN NEED OF SOME UPDATING IN PLACES
- THREE BEDROOMS
- KITCHEN/DINER, LIVING ROOM & CONSERVATORY
- GROUND FLOOR W.C & FIRST FLOOR BATHROOM
- OFF ROAD PARKING
- NO UPWARD CHAIN

An opportunity to acquire a well-proportioned three-bedroom mid-terrace house, conveniently situated for Woodgate Valley Country Park and offering excellent potential for improvement. Set back from the road, the property benefits from a private driveway to the front, providing convenient off-road parking. NO UPWARD CHAIN.

Accommodation comprising: enclosed porch, reception hall, downstairs W.C, kitchen/diner, living room, conservatory, first floor landing, three bedrooms, bathroom, rear garden, gas boiler serving radiators, and double glazing to windows as detailed.

ENCLOSED PORCH (Front)
Obscure double glazed front door with an obscure double glazed side panel. Cupboard housing gas and electrical meters. Timber frame door with obscure panels opening onto:

RECEPTION HALL (Inner) 4.90m x 1.77m (including stairs)
Staircase off to first floor landing. Panel radiator, coat hooks to wall, house alarm, wall mounted consumer unit.

DOWNSTAIRS W.C.
Obscure single glazed window, w.c., toilet roll holder, coat hooks to wall.

KITCHEN/DINER (Front) 4.71m x 3.04m

KITCHEN AREA: Comprising single bowl, single drainer sink, work surface areas with tiled splashbacks, base units with cupboards and drawers, wall mounted cupboards at high level, plumbing for washing machine, gas connection for cooker, double glazed window to front, space for fridge freezer.

DINING AREA: Comprising panel radiator, wall mounted cupboard at high level, timber fireplace surround with tiled hearth, capped gas connection, and provision for installation of a gas or electric fire.
AGENTS NOTE – The duct warm heating system has been disconnected.

LIVING ROOM (Inner) 3.01m x 4.88m
Brick fireplace surround with tiled hearth and electric fire, panel radiator. Double glazed door with side panels onto conservatory.

CONSERVATORY (Rear) 3.22m x 2.65m
Double glazed window to side, double glazed sliding patio door opening onto rear garden.

Staircase from ground floor reception hall leading off to:

FIRST FLOOR LANDING
Access to roof space.

BEDROOM ONE (Rear) 4.03m x 2.93m
Double glazed window, panel radiator.

BEDROOM TWO (Front) 3.75m x 2.96m
Double glazed window, panel radiator.

BEDROOM 3 (Rear) 2.15m x 1.87m
Double glazed window, panel radiator.

BATHROOM (Front) 2.75m (1.92m) x 1.85m
Obscure double-glazed window, panel radiator, W.C., pedestal wash hand basin, panel bath with electric shower over, shower curtain rail, grab rails, partially tiled walls, towel holder, wall mounted mirrored vanity unit, toilet roll holder, cupboard housing gas boiler.

REAR GARDEN
Comprising paved patio area with steps leading down to the lower section of the garden. Timber storage cupboard, planted borders and mature greenery, former pond feature, dilapidated shed. Side gate providing shared access to rear (currently overgrown).

AGENTS NOTE - The property is of Birmingham low rise construction.

COUNCIL TAX BAND B

REVISION 1 ELD 01/06/2026

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.

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

Extra Services & AML

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.
The agent routinely refers sellers (and buyers) to a Removals and Storage Company. It is the clients' or buyers' decision whether to choose to deal with the Removals and Storage Company. Should the client or a buyer decide to use the Removals and Storage 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.

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

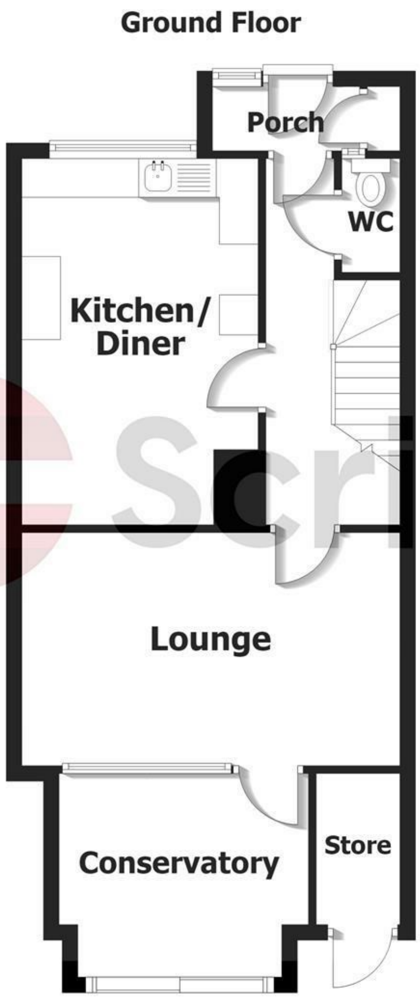
Water supplier:
https://www.ofwat.gov.uk/households/your-water-company
https://www.water.org.uk/customers/find-your-supplier

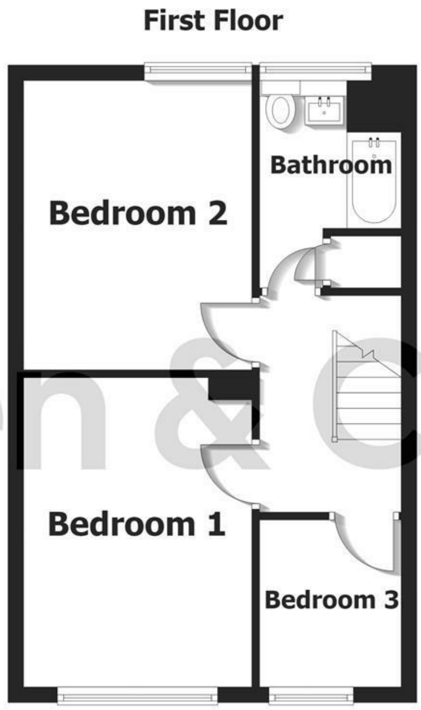
Consumer code for house builders:
https://consumercode.co.uk









Scriven & Co.
Est. 1937

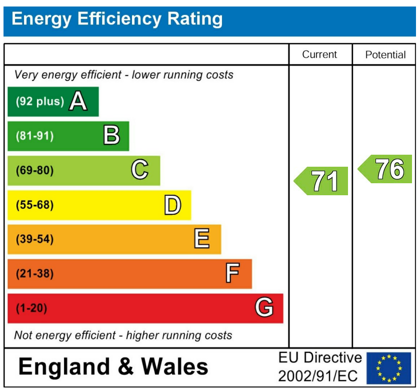
Estate House, 821 Hagley Road West,
Quinton, Birmingham, B32 1AD

Tel: 0121 422 4011

E-mail: quinton@scriven.co.uk

www.scriven.co.uk

Regulated By RICS



Property Reference: 18746337