Scriven & Co.
Est. 1937

Residential Sales

679, Hagley Road West, Quinton, Birmingham, B32 1DH

Offers In The Region Of £240,000

- TRADITIONAL SEMI DETACHED HOUSE WITH SIDE GARAGE - CASH PURCHASERS ONLY
- THREE BEDROOMS AND BATHROOM
- KITCHEN, TWO RECEPTION ROOMS AND CONSERVATORY
- EXTENSIVE REAR GARDEN
- REQUIRES MODERNISATION
- NO UPWARD CHAIN

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UKAS MANAGEMENT SYSTEMS 014
OnTheMarket
rightmove

FOR THE INTEREST OF CASH PURCHASERS ONLY - A traditional style three bedroom semi detached house with side garage and good sized garden. NO UPWARD CHAIN.

A sale was previously agreed for the property; however, the purchaser's survey identified minor cracking that required further investigation.
A structural engineer was subsequently instructed to inspect the property. Following their assessment, they recommended that a drainage survey be carried out. The drainage survey identified some hairline cracking to the drainage system.
The structural engineer has advised that the drainage defects should be repaired to determine whether the observed cracking is the result of ongoing structural movement or a historic issue.
The vendors are unable to undertake the recommended remedial works and have therefore decided to offer the property for sale in its current condition. As a result, the property is being marketed to cash purchasers only.
Copies of the structural engineer's report and the drainage survey are available for inspection at our office.

Accommodation comprising enclosed porch, reception hall, understairs store, lounge, dining room, kitchen, utility, conservatory, landing, three bedrooms, bathroom, separate WC, garage, gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (front)
Double glazed double doors and double glazed windows, single glazed front door opening onto

RECEPTION HALL (inner)
Leaded light windows onto enclosed porch, staircase off to first floor. Panel radiator, store cupboard opening off under stairs with single glazed window onto garage.

LOUNGE (front) 3.44m (3.77m) x 4.45m max
Double glazed bay window, panel radiator,

DINING ROOM (rear) 4.51m max x 4.56m (3.20m)
Panel radiator, sliding double glazed door onto rear garden. Coving to ceiling.

KITCHEN (rear) 2.49m x 2.70m
Double glazed window, tiled floor finish, base units with cupboards and drawers, worktops, single bowl single drainer sink with mixer tap, four ring gas hob, cooker, wall mounted “Worcester” boiler, wall mounted store cupboards at high level, single glazed door opening onto

UTILITY (inner) 2.96m x 1.50m
Tiled floor finish, work surface area, wall mounted cupboard at high level, plumbing for washing machine. Doors opening onto garage and conservatory.

CONSERVATORY (rear) 3.33m x 2.03m
Double glazed windows and double glazed sliding door opening onto rear garden. Tiled floor finish.

Staircase from ground floor reception hall leading to

FIRST FLOOR LANDING (inner/side)
Obscure double glazed window to side, access to roof space, coving to ceiling,

BEDROOM ONE (front) 3.42m plus bay x 3.57m
Double glazed bay window, two fitted wardrobes, panel radiator,

BEDROOM TWO (rear) 4.57m max x 3.56m max
Double glazed bay window, panel radiator, wardrobe with sliding mirrored doors.

BEDROOM THREE (front) 2.05m x 2.32m
Double glazed bow window, panel radiator, coving to ceiling.

WC (side)
Obscure double glazed window, WC, walls tiled to approximately half wall height, one wall tiled to full height,

BATHROOM (rear) 2.52m x 1.86m
Obscure double glazed window, panel radiator, pedestal wash hand basin with hot and cold taps, panel bath with electric shower over, walls to bath part tiled, mirrored cabinet to wall, cupboard housing hot water cylinder. Shower curtain rail.

REAR GARDEN
The property enjoys the benefit of an extensive rear garden with patio area onto lawn.

GARAGE (front) 5.20m x 2.06m
AGENTS NOTE - The approach to the driveway has a very steep incline and could cause damage to cars.

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 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.

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:

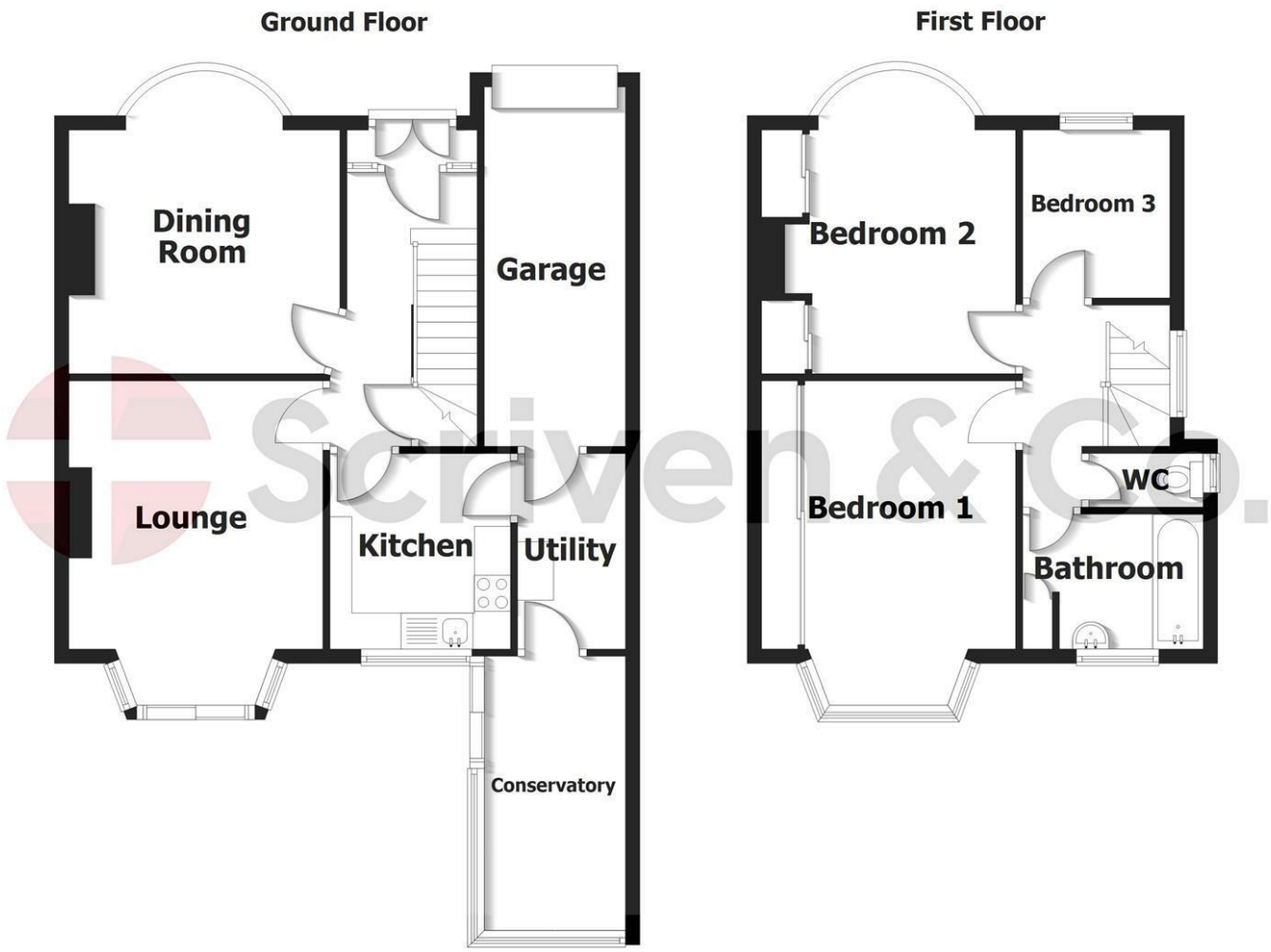
Gas supply:
https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator
https://www.findmysupplier.energy

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

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).



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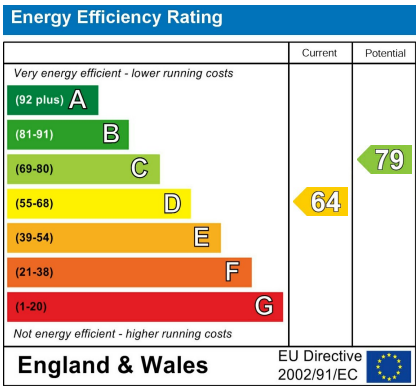

Property Reference: 18725891