Scriven & Co.
Est. 1937

Residential Sales



347, Stonehouse Lane, Quinton, Birmingham, B32 3AD

Offers In The Region Of £250,000

- SPACIOUS, WELL-PROPORTIONED SEMI-DETACHED PROPERTY WITH PROVISION FOR OFF ROAD PARKING TO REAR
- THREE GOOD-SIZED BEDROOMS
- CONVENIENTLY SITUATED FOR LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS AND NEARBY PARKS
- LOUNGE & SITTING ROOM
- DOWNSTAIRS WC & FIRST FLOOR BATHROOM WITH SHOWER CUBICLE
- KITCHEN FITTED WITH INTEGRATED APPLIANCES
- EXTENSIVE REAR GARDEN WITH PATIO AREAS AND LAWNS
- NO UPWARD CHAIN

Conveniently situated for a range of local amenities, schools, shops, transport links and nearby green spaces, including Woodgate Valley Country Park and Senneleys Park, this spacious, well-proportioned semi-detached property offers three good-sized bedrooms, two reception rooms, a kitchen, downstairs WC, first floor bathroom with shower cubicle and an extensive rear garden with patio areas and lawns. To the rear of the garden is the provision for parking set behind gates. The property is being sold with the benefit of no upward chain.

Accommodation comprises a reception hall, lounge, sitting room, kitchen, downstairs WC, half landing, first floor landing, three good-sized bedrooms and a bathroom with shower cubicle. Extensive rear garden with patio areas and lawns. Gas boiler serving radiators and double glazing to windows as detailed.

RECEPTION HALL (Inner) 3.17m x 1.81m (max including staircase)
Obscure double-glazed front door and obscure double glazed side panel, panel radiator with radiator cover, staircase with handrail leading to the first floor, coving to ceiling. Doors off.

LOUNGE (Front) 4.08m x 3.34m (2.84m)
Single-glazed multi-panel door, double-glazed window to front, panel radiator, coving to ceiling, electric fire, decorative ceiling rose.

SITTING ROOM (Front to Rear) 2.71m x 4.11
Single-glazed multi-panel door, double-glazed windows to front and rear, panel radiator, coving to ceiling, electric fire with surround, decorative ceiling rose.

DOWNSTAIRS WC (Rear)
Obscure double-glazed window to rear, panel radiator, WC, toilet roll holder, wall-mounted wash hand basin with tap, wall-mounted towel ring, recessed spotlights to ceiling.

KITCHEN (Rear) 4.07m x 1.97m
Bi-fold doors with decorative frosted glass panels, coving to ceiling, base units with cupboards and drawers, worktops with tiled splashbacks, wall-mounted storage cupboards at high level, single-bowl single-drainer stainless steel sink with mixer tap, four-ring gas hob with cooker hood above, double oven, integrated fridge and freezer, wine cooler, slim line pull out larder unit, space for washing machine. Double glazed window and obscure double-glazed door leading onto the rear garden.

Staircase from ground floor reception hall leading to:

FIRST FLOOR SPLIT LEVEL LANDING
Double-glazed windows to front and rear, panel radiator, coving to ceiling, wall-mounted gas boiler, access to loft space. Doors off.

BEDROOM ONE (Front) 4.09m x 3.34m (3.05m min)
Double-glazed window to front, panel radiator, decorative fireplace, coat hooks to door.

BEDROOM TWO (Rear) 4.08m x 1.97m (1.80m min)
Double-glazed window to rear, panel radiator, coat hooks to door.

BATHROOM WITH SHOWER CUBICLE (Rear) 1.77m x 2.61m (2.30m min)
Obscure double-glazed window to rear, panel radiator, walls tiled to full height, pedestal wash hand basin with mixer tap, jacuzzi style panel bath with mixer tap, grab rail, WC with push-button flush, toilet roll holder, shower cubicle with dual shower fitting, coat hooks to door.

BEDROOM THREE (Front) 2.71m x 2.24m
Double-glazed window to front, panel radiator, coving to ceiling, wood effect flooring, coat hooks to door.

REAR GARDEN
The property enjoys the benefit of an extensive rear garden with patio areas and lawns. Patio area with steps leading to a raised patio area and lawn. Side gate giving access to the front of the property. Outside tap. Fencing, planted borders and mature greenery, garden sheds and brick-built store. Pathway and fencing with gates providing access to a second lawn. Further lawn to the rear, with provision for off road with gates providing rear access via a shared driveway off Simmons Leasow.

AGENTS NOTE - We are advised that the owners of the property have a right of way over the shared passageway/driveway to the rear in order to access their garden and provision for parking. There is a joint maintenance responsibility of keeping the said passageway or drive in a proper state of repair and condition.

COUNCIL TAX BAND B (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.

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

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 £54.00 including 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

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).























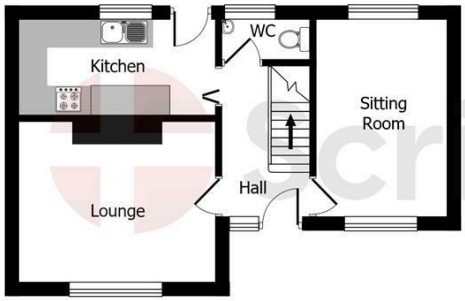




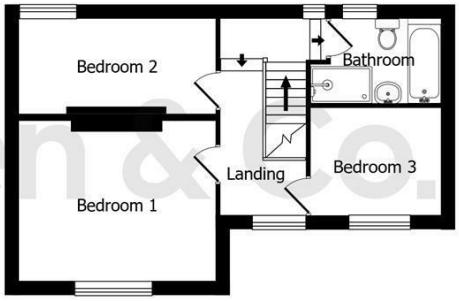




Ground Floor



First Floor



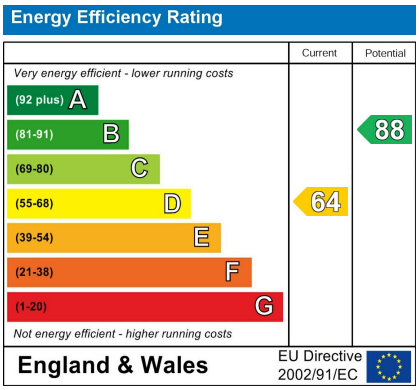
Not to scale. This floor plan is for illustration purposes only.
The position and size of doors, windows and other features are approximate.





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