



6, Trevanie Avenue, Quinton, Birmingham, B32 1EX

**Offers In The Region Of £440,000**

- EXTENDED FAMILY HOME SITUATED IN CUL-DE-SAC LOCATION
- CONVENIENT FOR A HOST OF SHOPS, AMENITIES AND BUS ROUTES
- FOUR BEDROOMS (ONE WITH RE-FITTED EN-SUITE SHOWER ROOM)
  - RE-FITTED KITCHEN DINER
  - THROUGH LIVING ROOM
- WELL APPOINTED BATHROOM WITH SHOWER ENCLOSURE
- REAR GARDEN WITH COVERED DECKED AREA ONTO LAWN

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Situated in a cul-de-sac location convenient for a host of amenities and bus routes into Birmingham City Centre is this extended four bedroom family home with extensive accommodation.

Accommodation comprising enclosed porch, reception hall, inner lobby, downstairs WC, through lounge, re-fitted kitchen diner, landing, four bedrooms, (one with re-fitted en-suite shower room and dressing area), well appointed bathroom with shower cubicle and roll top bath, rear garden, garage.

#### ENCLOSED PORCH (front)

Double glazed front door and double glazed windows, tiled floor finish, shoe storage, multi panelled single glazed door opening onto

RECEPTION HALL (inner) 1.64m x 6.43m (maximum measurements including staircase)

Panel radiator, wood effect floor finish, cupboards housing consumer unit and electric meter, single glazed door opening onto through living room and multi panel single glazed double doors opening onto Kitchen diner. Archway onto

#### INNER LOBBY (inner)

Wood effect floor finish, recess with store cupboard, door opening onto

#### DOWNSTAIRS WC (side)

Wood effect floor finish, obscure double glazed window to side, extractor, panel radiator, pedestal wash hand basin with mixer tap, WC with push button flush, toilet roll holder.

#### RE-FITTED KITCHEN DINER (rear) 3.92m x 3.51m

Panel radiator, double glazed door, range of base units with cupboards and drawers, worktops with upstands, Belfast sink with mixer tap, electric hob with cooker hood above, wall mounted store cupboards at high level, wood effect floor finish, integrated appliances to include fridge, freezer, dishwasher, cooker.

THROUGH LOUNGE 3.33m (3.27m) x 10.98m (maximum measurements from double glazed double doors to bay)

Double glazed double doors and double glazed bay window, coving to ceiling, ceiling roses, gas fire with fire surround, three panel radiators, wood effect floor, serving hatch onto kitchen/diner.

Staircase from ground floor reception hall leading to

#### FIRST FLOOR LANDING (inner)

Panel radiator, access to roof space with pull down ladder, (Loft space is part boarded).

BEDROOM ONE (rear) 6.54m x 3.32m maximum into wardrobe narrowing to 2.21m

Sleeping area (inner) with a range of fitted wardrobes, archway onto

#### DRESSING AREA (rear)

Panel radiator, double glazed window overlooking garden, door opening onto

#### RE-FITTED EN-SUITE SHOWER ROOM (rear)

Double glazed window, extractor, recessed spotlights to ceiling, wood effect floor finish, panel radiator, WC with push button flush, wash hand basin with mixer tap, walk in shower cubicle with folding shower screen/door, walls tiled to full height.

BEDROOM TWO (front) 3.33m plus bay (4.23m into bay) x 3.18m max

Double glazed bay window, panel radiator, reading light,

BEDROOM THREE (rear) 3.87m x 2.98m

Double glazed window, panel radiator,

BEDROOM FOUR (front) 1.85m x 2.20m

Double glazed window, panel radiator.

WELL APPOINTED BATHROOM (front) (L-Shaped) 2.76m x 2.36m plus 1.77m x 1.41m)

Double glazed window to front, vertical panel radiator, recessed spotlights to ceiling, extractor, toilet roll holder, tiled floor finish, WC with push button flush, pedestal wash hand basin with mixer tap, large shower enclosure with dual shower fitting, walls to enclosure tiled with feature tiling, further walls part tiled, mirrored cabinet to wall, towel holder,

GARAGE/UTILITY SPACE 4.70m to door x 1.85m (Limited width – not suitable for a car).

Tiled floor finish, gas meter, wall mounted Worcester gas combination boiler, shelving to wall, plumbing for washing machine, strip light to ceiling, access to roof space.

#### REAR GARDEN

The property enjoys the benefit of a good sized rear garden with covered decked seating area, outside tap, gate onto shaped lawn, garden store to rear, garden fencing.

#### 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. 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 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.

#### Important notices

**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008** : 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.

**Misrepresentation Act 1967** : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).









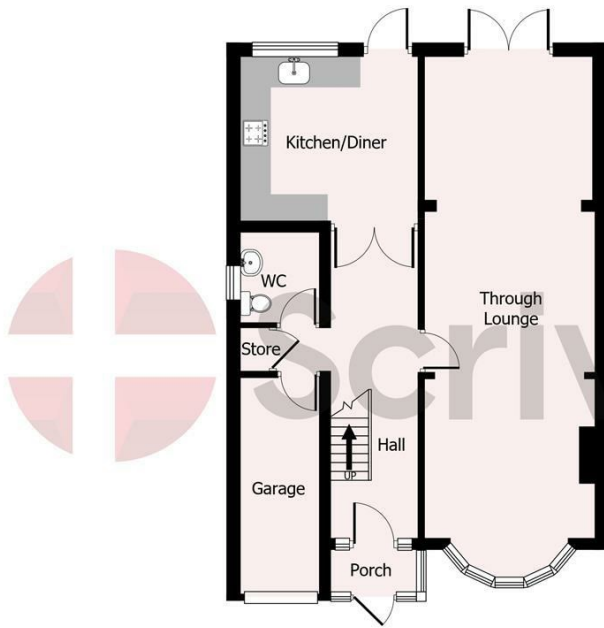




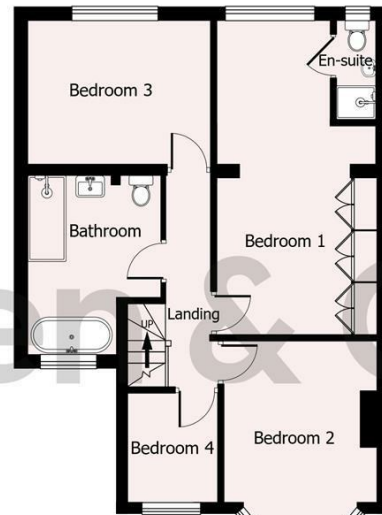








Ground Floor



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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- Regulated By RICS

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 84                      |
| (69-80) <b>C</b>                            | 69      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Property Reference: 18691873