Scriven & Co.
Est. 1937

Residential Sales



3, Greenacres, Bartley Green, Birmingham, B32 3BF

Offers In The Region Of £290,000

- SEMI DETACHED HOUSE PLANNED ON THREE FLOORS
- FOUR BEDROOMS, BATHROOM & EN-SUITE SHOWER ROOM
- THROUGH LOUNGE & DINING ROOM
- KITCHEN & DOWNSTAIRS W.C
- GARDEN WITH ARTIFICIAL GRASS
- NO UPWARD CHAIN

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UKAS MANAGEMENT SYSTEMS 014
OnTheMarket
rightmove

A modern four-bedroom semi-detached house arranged over three floors, offering spacious and versatile accommodation, off-road parking and a rear garden featuring artificial grass. The property is being sold with the benefit of NO UPWARD CHAIN.

The property is situated in the Bartley Green area of Birmingham, within reach of a range of local shops, everyday amenities and services. Local shopping facilities include convenience stores and other neighbourhood retailers, with a wider selection of shops, supermarkets and services available in the surrounding areas of Northfield and Halesowen. Nearby amenities include Woodgate Valley Country Park, providing opportunities for walking and outdoor recreation. Local schooling includes Nonsuch Primary School, Woodgate Primary School and Hillcrest School and Sixth Form Centre, with further educational options available within the wider area. Bus services operate nearby, providing connections to surrounding districts, while Selly Oak, University and Northfield railway stations offer rail links to Birmingham city centre and other destinations, subject to route and timetable.

Prospective purchasers are advised to make their own enquiries regarding the availability, suitability and proximity of all local amenities, public transport services and educational facilities. School admissions and catchment areas can change, and inclusion of a school within these particulars does not guarantee eligibility or admission. Buyers should verify the current catchment arrangements, admissions criteria and availability of places directly with Birmingham City Council and the relevant schools before proceeding.

Accommodation comprising L-shaped reception hall, understairs store, downstairs WC, through lounge, dining room, kitchen, first floor landing, store cupboards, four bedrooms (one with en-suite shower room), garden with artificial grass, gas boiler serving radiators, double glazing to windows as detailed.

L-SHAPED RECEPTION HALL (inner)
Obscure double glazed front door, panel radiator, tiled floor finish, staircase off to first floor landing, store cupboard opening off under stairs.

DOWNSTAIRS WC (rear)
Double glazed window, panel radiator, tiled floor, WC with push button flush, wash hand basin with hot and cold taps, tiled splashback, mirror to wall.

THROUGH LOUNGE (front to rear) 3.50m x 4.09m
Double glazed window to front, double glazed double doors onto rear garden, two panel radiators,

DINING ROOM (front) 1.92m x 3.00m
Double glazed window, panel radiator,

KITCHEN (front/side) 2.94m x 2.44m
Two double glazed windows, panel radiator, tiled floor finish, cupboard housing gas boiler, bowl and a half single drainer stainless steel sink with mixer tap, double oven, four ring gas hob, cooker hood above, splashback, wall mounted store cupboards at high level, worktops with upstands, integrated appliances to include dishwasher, fridge and washing machine.

Staircase leading off to first floor landing.

FIRST FLOOR LANDING
Panel radiator. Store cupboard, Cupboard housing hot water cylinder.

BEDROOM TWO (front to rear) 2.74m x 4.09m
Double glazed windows to front and rear, panel radiator,

BATHROOM (front) 2.12m x 1.67m
Obscure double glazed window, panel radiator, WC with low level flush, pedestal wash hand basin with hot and cold tap, panel bath with shower attachment, recessed spotlights to ceiling, extractor, walls part tiled.

BEDROOM THREE (front to side) 2.91m x 2.40m
Double glazed window to front and side, panel radiator,

BEDROOM FOUR (front) 2.01m x 2.97m
Double glazed window, panel radiator.

Staircase leading to second floor landing.

SECOND FOOR LANDING
Door opening onto main bedroom.

BEDROOM ONE (front/side) 2.55m (2.90m) x 3.89m plus wardrobes
Panel radiator, fitted wardrobes, three double glazed windows, access to roof space.

EN-SUITE SHOWER ROOM (inner)
Shower cubicle, walls to shower cubicle part tiled, panel radiator, pedestal wash hand basin with hot and cold tap, WC with low level flush, mirror to wall, recessed spotlights to ceiling, extractor.

GARDEN
The property has the benefit of a low maintenance rear garden with stone chipped area and artificial grass.

AGENTS NOTE - An electricity distribution site is located to the rear of the property

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.

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. Customer due diligence will normally be validated through an electronic verification process. This means 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 charge 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

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).

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).

























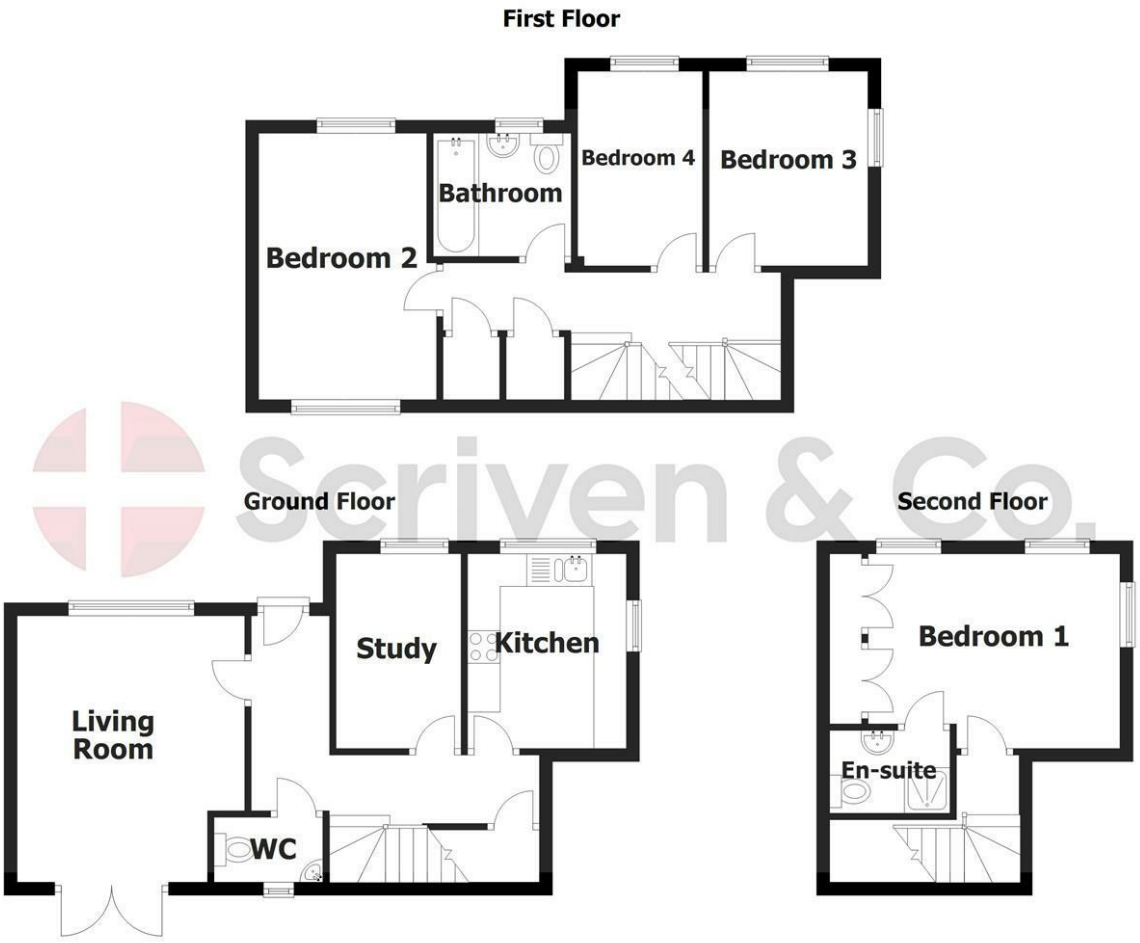












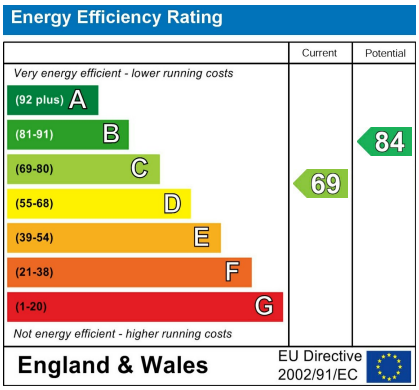
This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimesions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.





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