



11, Edenhall Road, Quinton, Birmingham, B32 1DA

Offers In The Region Of £350,000

- TASTEFULLY PRESENTED EXTENDED SEMI DETACHED HOUSE
 - POPULAR TREE LINED ROAD
 - THREE BEDROOMS
- TWO RECEPTION ROOMS & EXTENDED KITCHEN/DINING ROOM
- DOWNSTAIRS WC AND WELL APPOINTED BATHROOM WITH SHOWER CUBICLE
 - GOOD SIZED WESTERLEY REAR GARDEN
 - NO UPWARD CHAIN

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Situated in a popular tree lined road, is this tastefully presented extended three bedroom semi-detached home with good-sized garden.

Enclosed porch, reception hall, L-shaped extended kitchen/dining room, lounge and sitting room, landing, three bedrooms, well appointed bathroom with shower cubicle, good-sized rear garden. Gas boiler serving radiators and shower. Double glazing to windows as detailed.

ENCLOSED PORCH (Front)

Double glazed double doors to front, front door opening onto:

RECEPTION HALL (Inner)

Wood-effect floor finish, two leaded light windows onto enclosed porch, panel radiator, staircase leading off to first floor landing, shoe cupboard. Doors off.

DOWNSTAIRS W.C

Tiled floor finish, double glazed window, w.c with push button flush, wash hand basin with mixer tap and vanity unit, recessed spot lights to ceiling.

L-SHAPED EXTENDED KITCHEN/DINING ROOM (Rear) 2.62m x 5.16m plus 0.78m x 2.13m plus 2.97m x 2.00m overall

Wood-effect floor finish, two panel radiators, two sets of double glazed double doors onto rear garden, wood-effect floor, range of base units with cupboards and drawers, complementary worktops, tiled splashback, plate rack, storage cupboards at high level, 'Belfast' style sink with mixer tap, integrated oven/grill, four ring gas hob with cooker hood above, integrated fridge and freezer.

SITTING ROOM (Inner) 3.56m (3.20m) x 3.71m

Panel radiator, coving to ceiling, single glazed windows and single glazed French doors opening onto:

LOUNGE (Front) 3.79m x 3.42m plus bay (4.46m max into bay)

Coving to ceiling, double glazed bay window, panel radiator, fire surround with gas fire.

Staircase from ground floor reception hall leading to:

FIRST FLOOR LANDING (Inner/Side)

Single glazed leaded light window to side, doors off.

BEDROOM ONE (Front) 3.57m (3.22m) x 3.43m plus bay (4.66m max into bay)

Double glazed bay window, panel radiator, fitted wardrobes.

BEDROOM TWO (Rear) 3.55m max (3.20m) x 3.73m

Double glazed window, panel radiator.

BEDROOM THREE (Front) 2.04m x 2.59m

Panel radiator, double glazed window.

WELL APPOINTED REFITTED BATHROOM WITH SHOWER CUBICLE (Rear) 2.02m x 2.63m

Tiled floor finish, walls part tiled, wash-hand basin with mixer tap and vanity unit, bath with central tap shower attachment, w.c. with push button flush, walk-in shower cubicle with dual shower fitting, heated towel rail, recessed spotlights to ceiling.

REAR GARDEN

The property enjoys the benefit of a good-sized rear garden. Paved patio with pathway to top of garden. Lawns. Garden shed. Timber fencing.

AGENTS NOTE - Shared entry gate to the side of the house.

COUNCIL TAX BAND C

TENURE

We are verbally advised that 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.

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

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.

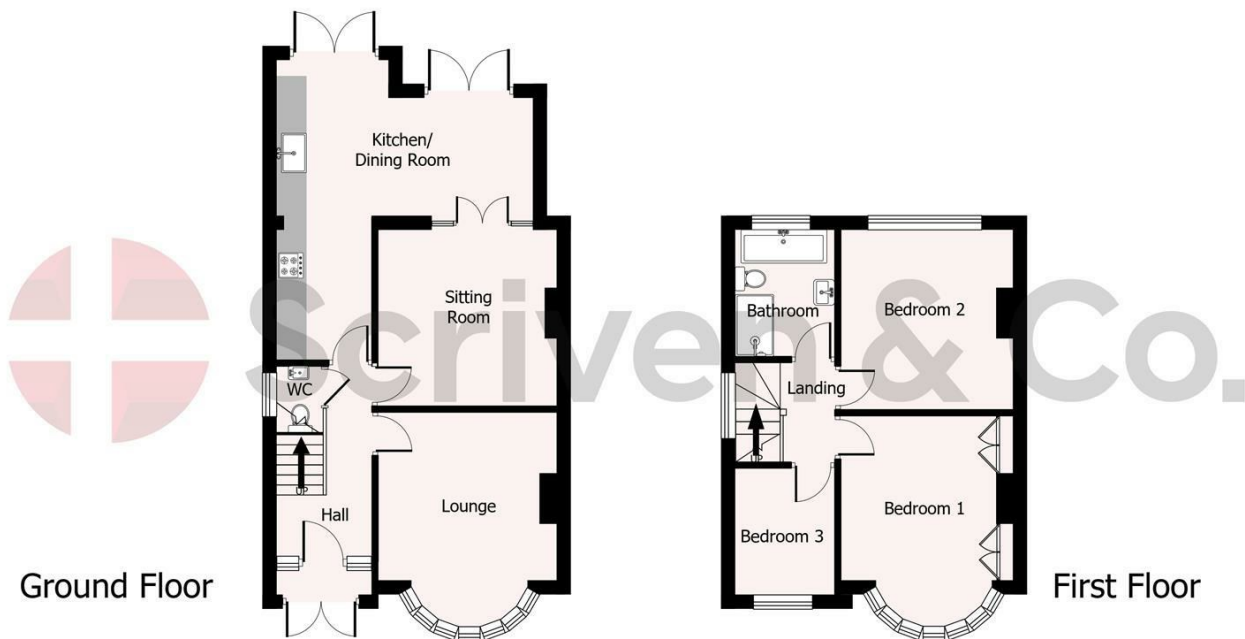
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any 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).











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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Reference: 17942879