



40, Worlds End Avenue, Quinton, Birmingham, B32 1JE

Offers In The Region Of £340,000

- A MUCH IMPROVED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
 - SITUATED IN CUL-DE-SAC LOCATION
- CONVENIENT FOR BUS ROUTES INTO BIRMINGHAM CITY CENTRE FROM HAGLEY ROAD WEST
 - LARGE OPEN PLAN KITCHEN DINER WITH ROOF LANTERN AND LOUNGE
 - BATHROOM WITH SHOWER CUBICLE
 - GOOD SIZED REAR GARDEN
 - OFF ROAD PARKING

All Buildings Great & Small



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Situated in a cul-de-sac location, is this much improved and extended three bedroom semi detached house with open plan kitchen diner to rear with roof lantern and bifold doors.

Accommodation comprising reception hall, lounge, extended open plan kitchen diner with roof lantern, landing, three bedrooms, bathroom, boarded roof space, gas boiler serving radiators, rear garden, double glazing to windows as detailed.

ENTRANCE PORCH (Front)

Tile effect floor finish. Opening onto reception hall.

RECEPTION HALL (Inner) 1.83m x 3.29m maximum measurements including staircase.

Panel radiator, tile effect floor, coving to ceiling, staircase off to first floor landing.

LOUNGE (Front) 3.65m plus bay x 3.23m

Double glazed bay window, coving to ceiling, panel radiator, tile effect floor finish.

OPEN PLAN EXTENDED KITCHEN DINER (Rear) 6.20m x 5.19m maximum overall measurements. Irregular shaped room.

Double glazed window and double glazed bi-fold doors, double glazed roof lantern, recessed spotlights to ceiling, log burner. Kitchen fitted with a range of base units with soft close cupboards and drawers, worktops with upstands, Belfast style sink with mixer tap, range of storage cupboards, central kitchen island with four ring electric induction hob and pull out larder unit, pop up electric socket with USB points/speaker. Range of integrated appliances to include Hotpoint microwave, plate warmer, fridge and freezer. Pull out larder unit. Wine chiller. Vertical panel radiator, single glazed window. Obscure double glazed door opening onto side veranda.

SIDE VERANDA (Side)

Two double glazed roof windows, recessed spotlights, double glazed doors to front and rear, wall mounted gas boiler, worktop, plumbing for washing machine, space for condenser drier, worktop with storage underneath.

Staircase from ground floor reception hall leading to first floor landing.

FIRST FLOOR LANDING (Inner/Side)

Obscure double glazed window to side, doors off.

BEDROOM ONE (Rear) 3.04m x 3.76m plus bay

Double glazed bay window, panel radiator, fitted wardrobe,

BEDROOM TWO (Front) 3.23m x 2.71m plus bay and storage recess understairs.

Wood effect floor, double glazed bay window,

BEDROOM THREE/STUDY (Front) 2.72m max (2.23m) x 1.89m maximum measurements including bulk head of staircase.

Store cupboard over bulkhead of stairs, panel radiator, double glazed window,

BATHROOM WITH SHOWER CUBICLE 2.08m x 2.75m
Tile effect floor, obscure double glazed window, heated towel rail, bath with free standing mixer tap and shower attachment, shelving to wall, wash hand basin with mixer tap, vanity unit and splashback, corner shower cubicle with multi point shower.

Staircase leading to boarded roof space.

BOARDED ROOF SPACE

Wood effect floor finish, recessed spotlight to ceiling, two double glazed roof windows,
Agents note – the roof space is for light storage purposes only as the conversion was not carried out in accordance with the necessary building regulation approval. Therefore, it cannot be used as a habitable room.

REAR GARDEN

Landscaped to provide decked seating area with block paved pathway. Sleeper style borders with stone chippings, steps up to lawn, garden fencing, seating area/barbeque area to top of garden, garden store.

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.

VIEWING

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

Extra Services & AML

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.

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.

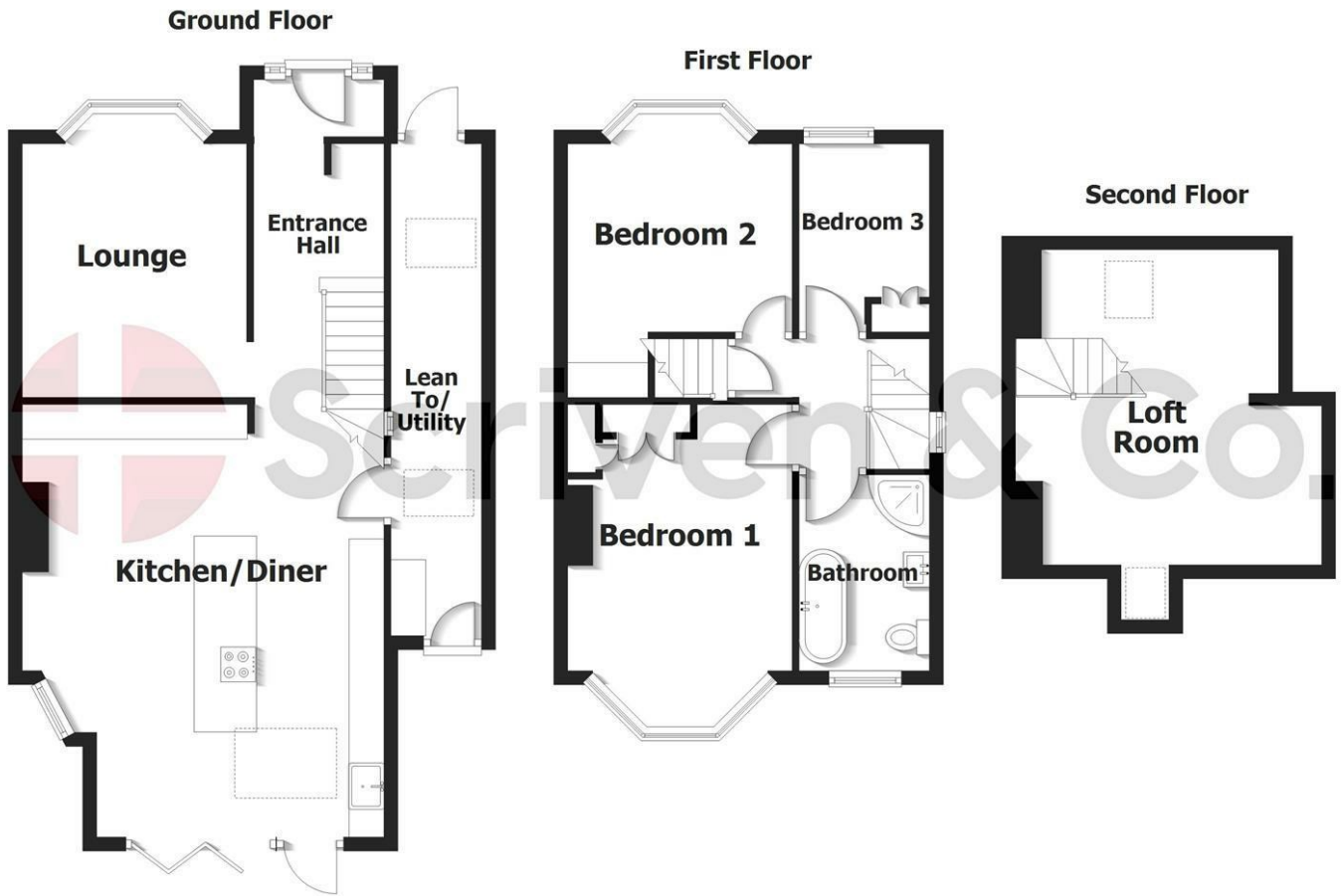
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments:** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).











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- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Reference: 18777343