



11, Arkwright Road,
Quinton,
Birmingham,
B32 1LR

Offers In The Region Of £250,000

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- SEMI-DETACHED HOUSE ■ THREE BEDROOMS
- LOVELY LOUNGE ■ WELL APPOINTED KITCHEN
- DELIGHTFUL REAR GARDEN ■ UTILITY ROOM
- GROUND FLOOR CLOAKROOM ■ VIEWING ESSENTIAL

A very well presented semi detached house in popular location with delightful rear garden.

CANOPY PORCH

RECEPTION HALL 1.18m x 4.35m

Panelled front door with Flemish glazed fan light, panelled radiator, decorative panelling to walls, staircase leading to first floor with oak balustrading and under stairs storage cupboards beneath, further storage cupboard opening off.

LOUNGE (FRONT) 4.37m x 3.57m

Double glazed window to front elevation, panel radiator, parquet flooring, Feature fireplace with timber surround, over mantle, tiled back and raised hearth coving to ceiling.

KITCHEN (REAR) 4.32m x 2.74m

Furnished with range of units having been quartz working services including range of base cupboards and drawers, wall cupboards, full height units Including fridge freezer, double ceramic sink with mono block mixer tap over with boiling water facility, recess suitable for range size cooker, 'bellling' chimney style cooker hood over recess, feature panelled radiator, vinyl tile parquet style finish to floor, splashback areas tiled in complementary ceramics, plumbing for automatic washing machine.

From kitchen stable door with side double glazed window leading to:

REAR LOBBY 2.17m x 1.18m

Glazed panel door to outside, glazed roof, ceramic tiled floor, panelled radiator.

Opening off:

UTILITY ROOM 1.20m x 1.60m

Having ceramic sink with mixer tap over, wood block worktops, recess for washing machine, Double wall cupboard, double glazed window to side elevation, extractor fan, half height complementary tiling to walls, wall mounted 'Vaillant' gas fired combination boiler.

GROUND FLOOR WC 0.84m x 1.61m

WC with concealed cistern, wash hand basin with mixer tap, heated towel rail half height tiling to walls, ceramic tile floor.

LANDING

Hatchway with drop down ladder giving access to roof space, decorative half height panelling to walls.

BEDROOM ONE (FRONT) 3.81m x 3.51m

Two double glazed windows to front elevation, panel radiator, built-in double wardrobe with high level storage above.

BEDROOM TWO (REAR) 3.78m x 2.42m

Panel radiator, double glazed window overlooking rear gardens, built into wardrobe with high-level storage cupboards above, built-in single wardrobe.

BEDROOM THREE (FRONT) 2.44m x 2.59m max

Panelled radiator, double glazed window to front elevation, built-in storage cupboard over stairwell.

SHOWER ROOM (REAR) 2.38m x 1.50m

Having shower cubicle with glazed door and side screen with watering can showerhead and hand shower attachment, WC with concealed cistern, wash hand basin with mixer tap set upon vanity unit with drawers underneath, panelled radiator, additional electric heated towel rail, double glazed window to rear elevation, decorative boarding to wall walls and ceiling.

OUTSIDE

A feature of the residence is the delightful rear garden which comprises paved patio area directly to the rear of the house leading to lawn with well stocked borders including feature conifer and fruit trees, stepping stone pathway leads to further shaped lawn areas again with borders stocked with a variety of Shrubs, roses and further fruit trees. A timber archway leads through to a further lawn area again with mature surrounding planting with steps leading to ornamental fish pool with waterfall feature with timber viewing deck above. To the rear of the pond area lie fruit cages and a chicken run with timber storage sheds to the rear. The garden is enclosed by timber fencing with pedestrian access gate at the side.

COUNCIL TAX BAND B

VIEWING

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

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.

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.

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

Important notices

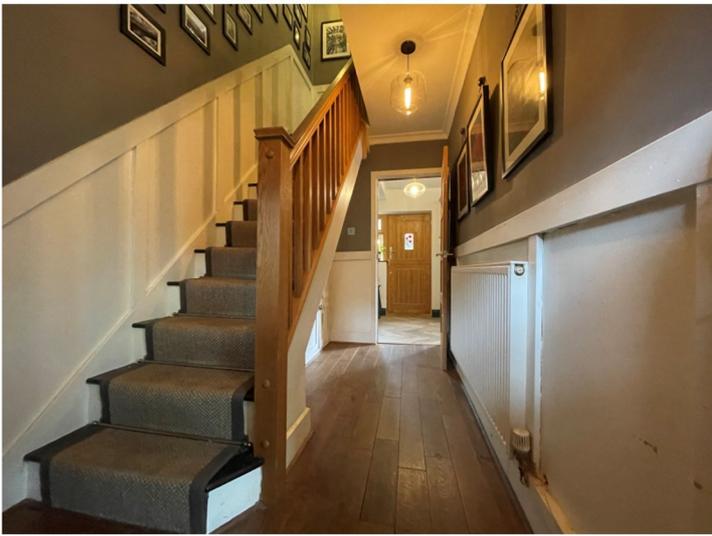
The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown 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.

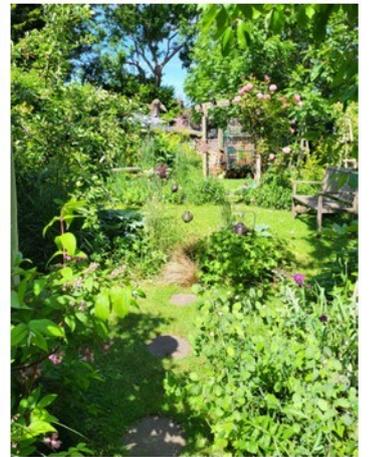
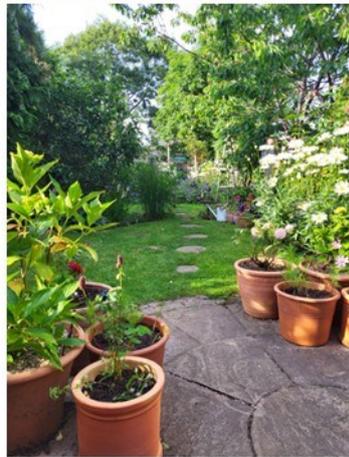
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any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

ISO 9001:2015 :The management system of Scriven & Co has been registered byIntertek as conforming to the requirements of ISO 9001:2015, applicable to Estate AgencyServices—Valuations, sales, lettings and letting management of commercial andresidential properties. (REV03:09/23).

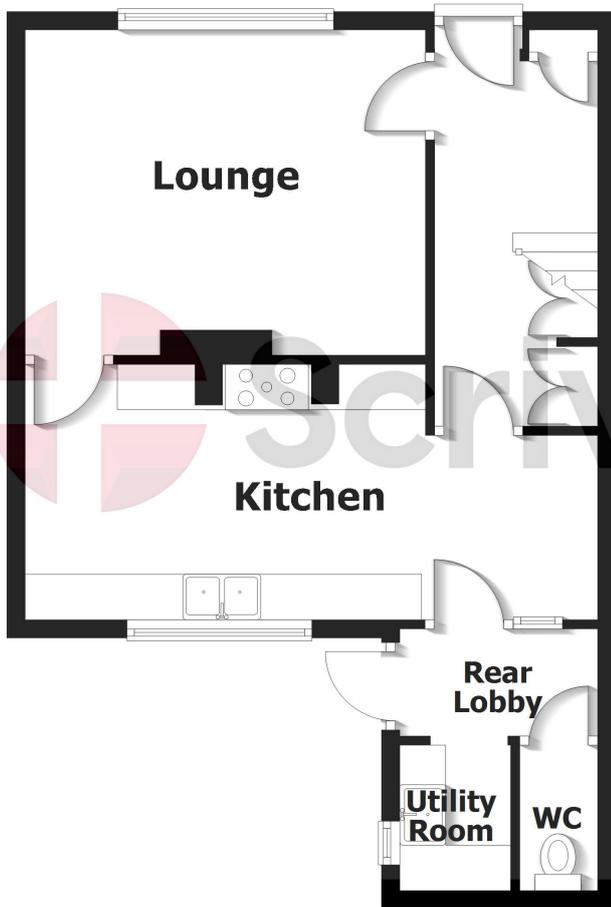




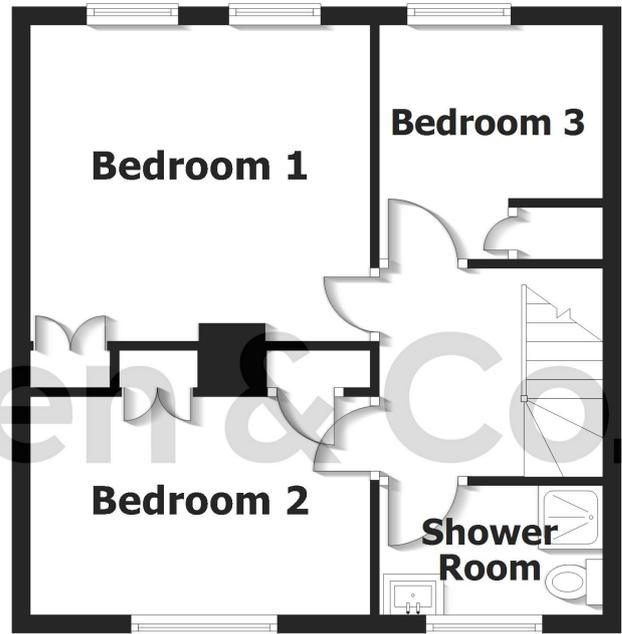




Ground Floor



First Floor



- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011 (OPTION 1)
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		