

Scriven & Co. Proforma check and draft details

42 Wilmington Road, Quinton, Birmingham, B32 1DU

£1,350

Ref: 18668959

Tenure:

Type: House - Semi-Detached

Receptions: 2

Bedrooms: 3

Bathrooms: 1

Council Tax Band: C

- Three-bedroom family house
- Fresh redecoration throughout
- Brand new modern fitted kitchen
- Spacious front reception room
- Downstairs W.C
- Beautiful bathroom with freestanding bath and shower
- Large enclosed rear garden
- Garage and driveway parking
- Available now!

Stunning three bedroom house with brand new fitted kitchen, spacious reception rooms, fresh redecoration throughout, downstairs W/C, gorgeous bathroom with freestanding bath and shower, benefitting from a large rear garden, garage and driveway parking.

A beautifully redecorated three-bedroom property, refurbished with a brand new modern fitted kitchen, fresh redecoration throughout, and finished to a high standard. With porch and spacious entrance hall, the property is neutrally finished throughout and briefly comprises; downstairs W/C off the hallway, large front reception room and a further spacious living/dining room with doors opening onto the substantial rear garden, allowing for plenty of natural light.

Brand new modern fitted kitchen having integrated oven, hob & extractor hood, with fresh redecoration and new fittings throughout enhancing the contemporary feel of the property.

Stairs from hall to spacious landing providing access to two large double bedrooms, one good-sized single bedroom, and a beautiful family bathroom featuring a freestanding bath and separate shower.

Double glazed windows. Garage and driveway parking. Extensive enclosed rear garden. Freshly redecorated throughout with brand new fitted kitchen. Must be viewed to appreciate. Available now!

MATERIAL INFORMATION TO CHECK:

Property construction

Utilities – how they are supplied:

Electricity supply

Water supply

Sewerage

Heating

Parking

- **Building safety – e.g, unsafe cladding, asbestos, risk of collapse**
- **Restrictions – e.g. conservation area, listed building status, tree preservation order**
- **Rights and easements – e.g. public rights of way, shared drives**
- **Planning permission – for the property itself and its immediate locality**
- **Accessibility/adaptations – e.g. step free access, wet room, essential living accommodation on entrance level**
- **Coalfield or mining area**

CONFIRM VIEWING ARRANGEMENTS FOR SYSTEM

Vendor Accompanied ?

Property Empty We Hold Key and Accompany ?

Vendor in Occupation but Agents Accompany ?

Other Viewing Remarks/Notes:

NOTE TO TYPIST: IF VIEWING NOT DETAILED RETURN FORM TO SURVEYOR

Checked by

Date checked

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