Scriven & Co.
Est. 1937

Residential Sales



163, Simmons Drive, Quinton, Birmingham, B32 1SP

Offers Over £200,000

- MID TERRACED HOUSE
- ACCOMMODATION OVER THREE LEVELS
- THREE BEDROOMS
- OPEN ASPECT TO REAR
- ATTRACTIVE LOUNGE
- WELL PROPORTIONED DINING KITCHEN
- ENCLOSED GARDEN
- GARAGE

All Buildings Great & Small

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Situated in a very popular area of Quinton, Birmingham is this three-bedroom terraced house located on Simmons Drive. This three-bedroom home offers spacious and modern living across three well-planned floors. Set back from the road, the property benefits from a private driveway to the front, providing convenient off-road parking.

Accommodation comprising enclosed porch, entrance hall, ground floor WC, living room, kitchen diner, landing, three bedrooms, bathroom, garage, rear garden, gas boiler serving radiators, double glazing to windows as detailed.

Enclosed porch (front)
Double glazed panelled entrance door. Cupboard housing "Worcester" gas fired combination boiler.

Entrance hall (front)
Glazed panel entrance door, panel radiator, staircase to first floor and lower ground floor levels, storage cupboard.

Ground floor WC
WC with low level cistern, double glazed window, corner wash hand basin with mixer tap and tiled splashback.

Living Room (rear) 4.90m x 2.70m plus 2.92m x 1.09m
Panel radiator, large double glazed picture window overlooking rear garden and open aspect beyond.

Lower ground floor

Hallway
Stairs leading from ground floor, panel radiator, storage/study recess beneath stairs. Storeroom with electric light.

Dining kitchen (rear) 4.90m x 3.75m max
Fitted with a range of base units with complementary wood effect working surfaces to include one and a half bowl single drainer ceramic sink with mixer tap, recesses for domestic appliances, tall cupboard unit, splashbacks in subway style ceramics, panel radiator, large picture window overlooking rear garden with double glazed panel door opening to rear deck area.

First floor

Landing (inner)
Access to roof space

Bedroom One (front) 2.99m x 4.11m
Panel radiator, double glazed window, storage cupboard

Bedroom Two (rear) 2.59m (1.87m) x 4.72m
Panel radiator, double glazed window overlooking rear garden and open aspect beyond.

Bedroom Three (rear) 2.27m x 2.89m
Panel radiator, double glazed window to rear elevation.

Bathroom (front) 1.84m x 1.66m plus shelf and door recess.
Fitted with a white suite comprising panel bath with Triton electric shower over, pedestal wash hand basin, WC with low level cistern, bath area tiled to full height, splashback area and shelf to sink/WC tiled in complementary ceramics, double glazed window to front elevation, panel radiator, storage cupboard opening off above stairwell.

Garage (front) 2.98m x 5.17m
Up and over door, electric meter gas meter.

Rear Garden
Decked area directly to the rear of the house leading to lawn with side plant boarders, raised border towards the rear and brick built external store. Garden is enclosed by close boarded fencing to its boundaries.

Council tax band B (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

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).




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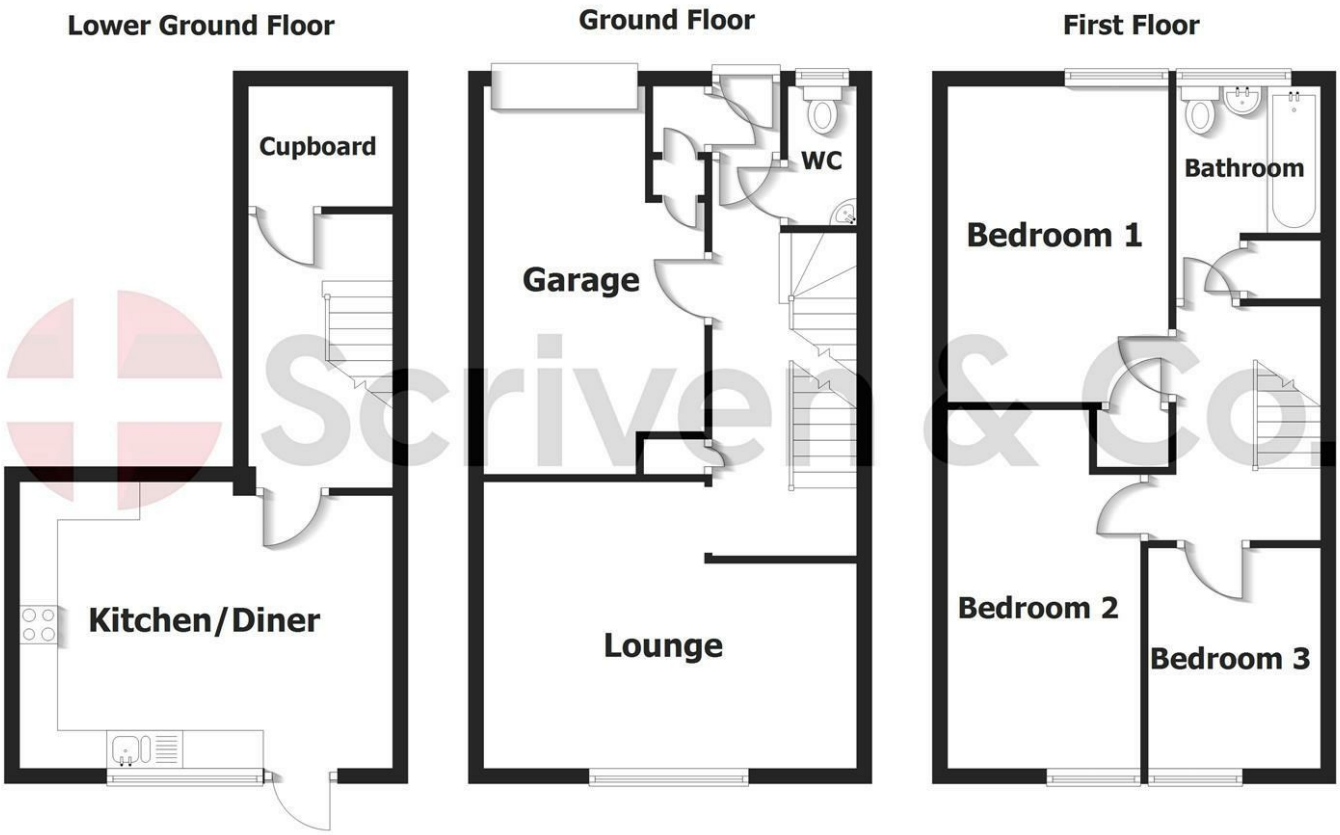










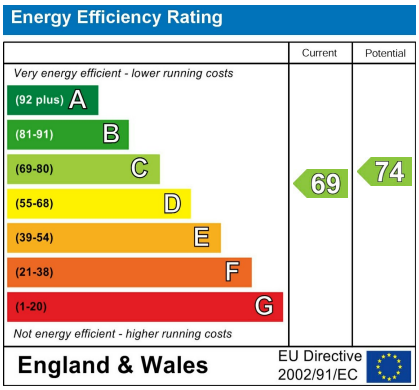






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