Scriven & Co.
Est. 1937

Residential Sales

24, Brookmans Avenue, Birmingham, B32 2SL

Offers In The Region Of £260,000

- TASTEFULLY PRESENTED EXTENDED SEMI DETACHED HOUSE
- SITUATED IN CUL-DE-SAC LOCATION
- THREE BEDROOMS
- GROUND FLOOR WC AND FIRST FLOOR BATHROOM
- EXTENDED KITCHEN-DINER AND ENLARGED LOUNGE
- ATTRACTIVE REAR GARDEN WITH PATIO AREA

Situated in a cul-de-sac location, this tastefully presented and extended three-bedroom semi-detached home benefits from an extended kitchen-diner and an enlarged lounge. To the rear is an attractive garden with a decked patio area onto lawn.

Accommodation comprising enclosed porch, reception hall, enlarged lounge, extended kitchen-diner, ground-floor WC, lean-to, three bedrooms and bathroom. Gas central heating and double glazing. Rear garden and driveway providing off-street parking.

ENCLOSED PORCH (Front)
Front door, double-glazed panels.

RECEPTION HALL (Inner)
Door with obscure double-glazed side panels, panel radiator and staircase leading to the first-floor landing.

ENLARGED LOUNGE (Front) 6.80m max into the bay x 3.79m max (2.98m min)
Double-glazed bay window, panel radiator with cover, coving to ceiling, feature fireplace with surround, dado rail. Store cupboard housing a Worcester gas boiler, house alarm and wall-mounted coat hooks. Double doors with frosted glass panels leading to:

EXTENDED KITCHEN-DINER (Rear) 4.80m x 2.53m
Double-glazed window to the rear aspect overlooking the garden, panel radiator with cover, coving to ceiling, base units with cupboards and drawers, worktops with splashbacks, single-bowl, single-drainer sink with hot and cold taps, four-ring hob, integrated cooker with cooker hood above, integrated fridge and freezer, recess for washing machine, wall-mounted storage cupboards at high level, corner display shelving, and double-glazed double doors providing access to the rear garden.

GROUND-FLOOR WC
WC with integrated wash hand basin and mixer tap.

LEAN-TO
Obscure double-glazed door to the front and multi-panel door to the rear.

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

FIRST-FLOOR LANDING (Inner/Side)
Obscure double-glazed window and access to the roof space. Doors off.

BEDROOM ONE (Front) 3.78m max into bay x 2.86m max into fitted wardrobe
Double-glazed bay window, panel radiator and fitted wardrobe.

BEDROOM TWO (Rear) 3.18m x 2.85m
Double-glazed window to the rear aspect, panel radiator.

BEDROOM THREE (Front) 1.71m x 2.03m
Double-glazed window to the front aspect, panel radiator.

BATHROOM (Rear) 1.88m x 1.67m
Double-glazed window to the rear aspect, heated towel rail and separate single towel rail. Walls tiled to full height. WC with push-button flush, vanity unit with wash hand basin, wall-mounted cabinet, wall-mounted shelving unit, bath and wall-mounted towel holder.

REAR GARDEN
Decked patio area with steps down to the lawn, planted borders, mature greenery, garden fencing and shed. Rear gate providing access to a shared pathway serving neighbouring gardens.

COUNCIL TAX BAND C (Birmingham)

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

TENURE
We are advised the property is freehold. 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.
Photographic identification and proof of address will normally be validated through an electronic identity verification process, which includes biometric checks, meaning 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 cost of £30.00 plus 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

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

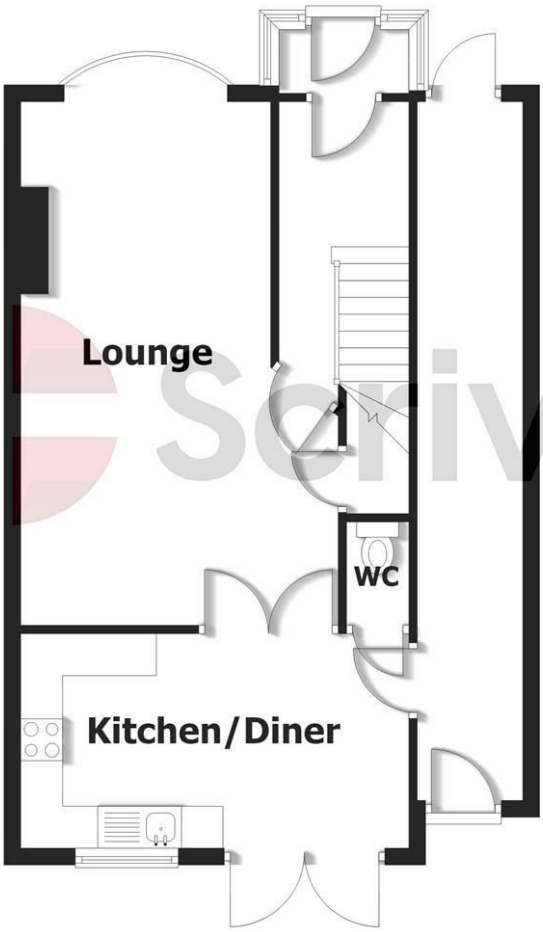
Electric supply:
https://www.energynetworks.org/customers/find-my-network-operator
https://www.nationalgrid.co.uk

Water supplier:
https://www.ofwat.gov.uk/households/your-water-company
https://www.water.org.uk/customers/find-your-supplier

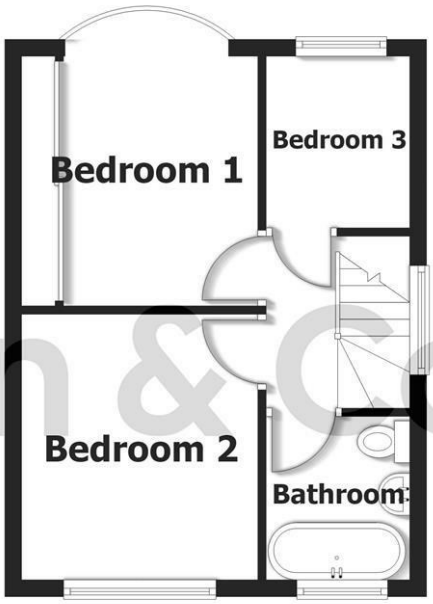
Consumer code for house builders:
https://consumercode.co.uk

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).

Ground Floor



First Floor



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Est. 1937

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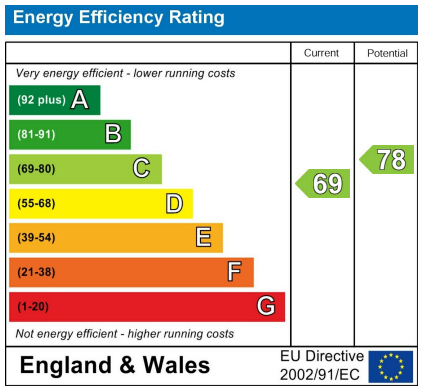

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