Scriven & Co.
Est. 1937

Residential Sales



61, Field Lane, Birmingham, B32 3JT

Offers In The Region Of £260,000

- A TASTEFULLY PRESENTED SEMI DETACHED HOUSE
- THREE BEDROOMS & BATHROOM
- KITCHEN/DINING/LIVING AREA
- FRONT RECEPTION ROOM
- EXTENSIVE REAR GARDEN
- SIDE GARAGE & DRIVEWAY

A tastefully presented three-bedroom semi-detached house, offering well-proportioned accommodation including a front reception room and an impressive open-plan kitchen/dining/living area to the rear. The property further benefits from an extensive rear garden, a private driveway providing off-road parking and a useful side garage/store.

The property is situated within the popular residential area of Birmingham, offering convenient access to a range of local amenities, schooling and transport links. Nearby shopping facilities include local convenience stores and shops along Jiggins Lane, with further retail facilities and supermarkets available within the surrounding areas. There is a choice of local schooling, including St Michael's Church of England Primary School, St Peter's Catholic Primary School and Woodgate Primary School, with Bartley Green School providing secondary education nearby. King Edward VI Five Ways School is also situated within the wider locality. Newman University is conveniently located off Genners Lane. Public transport links are readily accessible, with bus stops along Scotland Lane and Genners Lane providing connections to Birmingham and surrounding areas. Northfield railway station is approximately 2.3 miles away, with Longbridge station approximately 2.7 miles distant, offering further connections to Birmingham city centre and the wider West Midlands via the Cross-City Line. The area also benefits from access to the surrounding road network, making it convenient for commuting and travelling further afield.

AGENTS NOTE - Important consumer information: All distances and journey times are approximate and are provided for guidance only. School names are given for information purposes and their inclusion does not imply that the property falls within any particular catchment area or guarantees admission. Prospective purchasers should make their own enquiries with the relevant local authority and schools regarding admissions criteria, availability and current Ofsted or inspection information. Transport services, routes and timetables should also be independently verified.

Accommodation comprising reception hall, front store, kitchen diner/living room, lounge, three bedroom, bathroom, side garage with rear store, gas boiler serving radiators, double glazing to windows as detailed, extensive rear garden.

RECEPTION HALL (inner)
Obscure double glazed front door, panel radiator, wood effect floor finish, staircase off to first floor.

FRONT STORE CUPBOARD
Obscure double glazed window onto garage.

LOBBY AREA
Opening off understairs with door opening onto rear store and garage

LOUNGE (front) 3.48m plus bay x 3.50m
Double glazed bay window, panel radiator, electric fire with fire surround.

KITCHEN/DINER/LIVING AREA - COMPRISING -

KITCHEN AREA 2.65m x 2.15m
Double glazed window overlooking garden, wood effect floor finish, range of base units with cupboards and drawers, worktops, tiled splashbacks, bowl and a half stainless steel sink with mixer tap, cooker, four ring gas hob, wall mounted store cupboards at high level, plumbing for washing machine, wall mounted Ideal gas boiler.

DINING AREA/LIVING AREA 3.33m (2.84m) x 3.77m
Double glazed sliding patio door onto rear garden.

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

FIRST FLOOR LANDING (inner/side)
Obscure double glazed window, access to roof space.

BEDROOM ONE (rear) 3.35m (3.00m) x 3.77m
Double glazed window, panel radiator,

BEDROOM TWO (front) 3.49m x 3.23m
Double glazed window, panel radiator,

BEDROOM THREE (front) 2.09m x 2.51m
Double glazed window, panel radiator,

BATHROOM (rear) 1.96m x 1.90m maximum measurements including store cupboard.
Obscure double glazed window, panel bath, shower screen, electric shower, tiled floor finish, wash hand basin with mixer tap and vanity unit, WC with push button flush, walls tiled to full height.

REAR GARDEN
Paved patio area with steps down to large lawn, pathway leading down to top of garden.

GARAGE (side) 2.17 x 3.59m
Garage door to front.
Agents note – currently not suitable for a car due to limited width.

REAR STORE 2.04m x 4.04m
Double glazed window and door to rear garden, sliding door to garage.

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.

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

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

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).



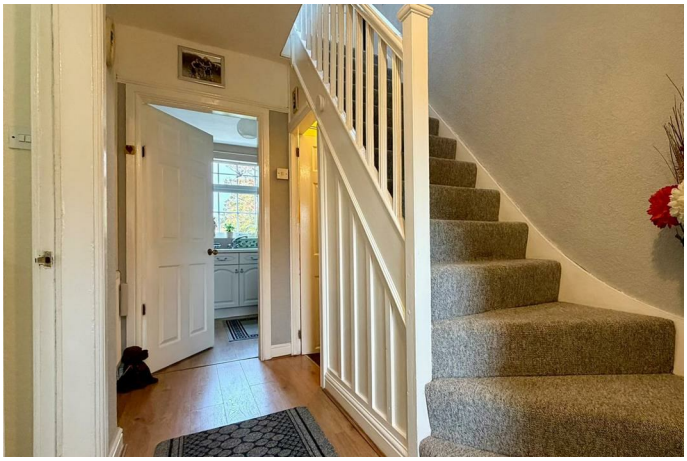


















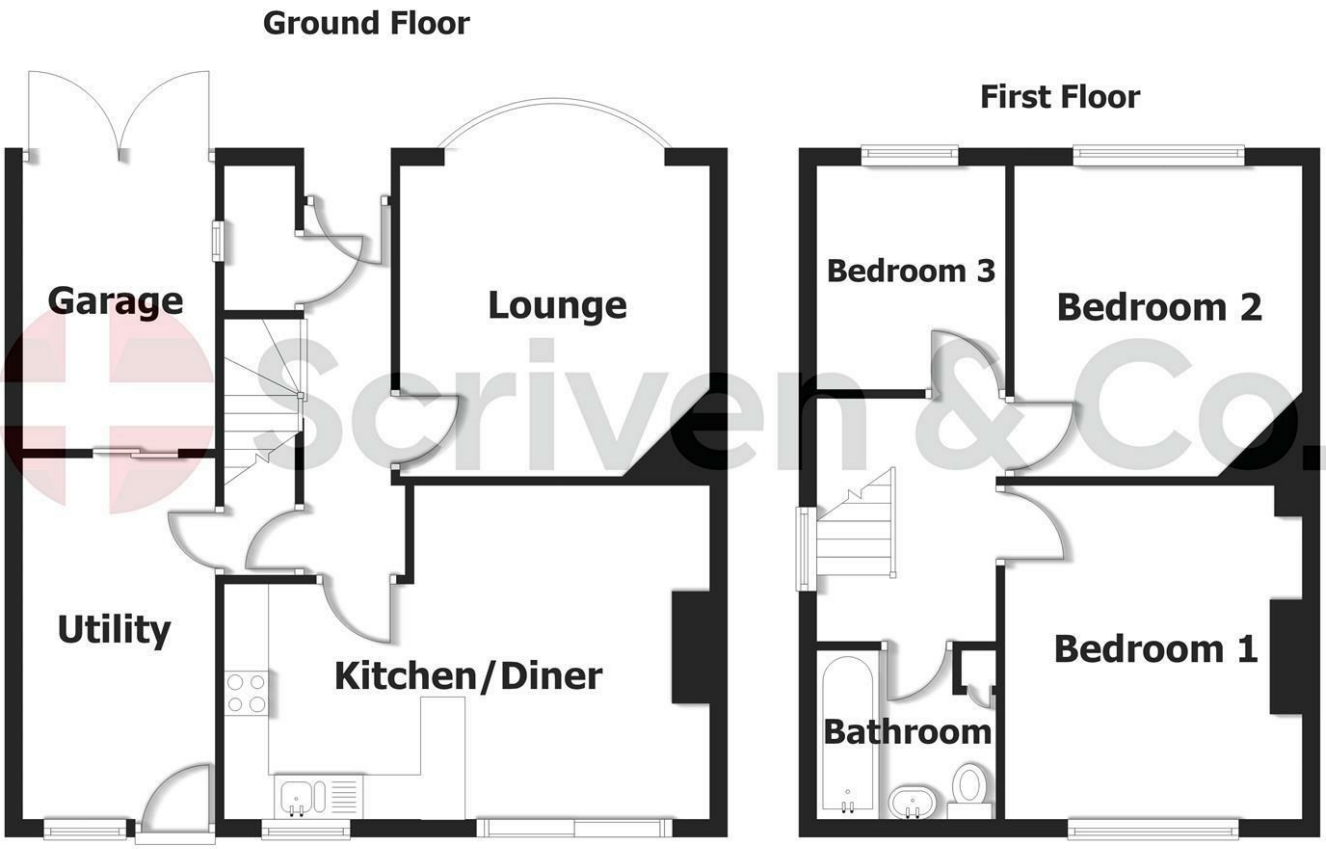










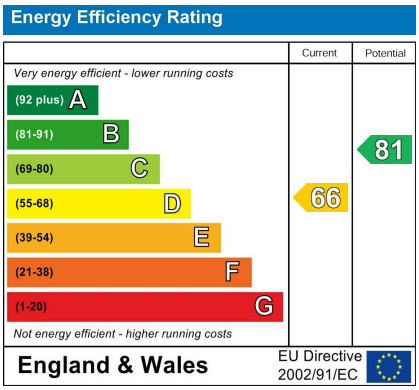






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