



Scriven & Co.

Est. 1937

Residential Sales



108, Apsley Road, Oldbury, West Midlands, B68 0QU

Offers In The Region Of £290,000

- THREE BEDROOM SEMI DETACHED HOUSE
 - RE-FITTED KITCHEN
 - TWO RECEPTION ROOMS AND VERANDAH
 - DOWNSTAIRS WC AND FIRST FLOOR BATHROOM
- CONVENIENT FOR LOCAL SCHOOLS, AMENITIES AND BUS ROUTES
 - GOOD SIZED REAR GARDEN WITH PATIO ONTO LAWN
 - GARAGE AND BLOCK PAVED DRIVEWAY
 - NO UPWARD CHAIN

All Buildings Great & Small



Situated in a popular location, convenient for Perryfield's Schools, shops, amenities, and bus routes is this three-bedroom semi-detached house with two reception rooms, re-fitted kitchen and good-sized garden. NO UPWARD CHAIN.

Accommodation comprising enclosed porch, reception hall, downstairs WC, lounge, dining room, re-fitted kitchen, verandah with double glazed roof light, landing, three bedrooms, bathroom, garage, good sized rear garden. Double glazed windows as detailed, gas boiler serving radiators.

ENCLOSED PORCH (front)

Double glazed double doors to front and double-glazed windows, tiled floor finish, front door opening onto reception hall.

RECEPTION HALL (inner)

Panel radiator, wood effect floor finish, coving to ceiling, cupboard housing gas meter, staircase leading off to first floor accommodation.

LOUNGE (front) 3.32m x 4.21m (maximum measurements into bay)

Double glazed bay window, panel radiator.

DINING ROOM (rear) 3.34m x 3.92m

Double glazed sliding door onto patio area, panel radiator.

RE-FITTED KITCHEN (rear) 2.24m x 2.69m

Double glazed window, panel radiator, base units fitted with cupboards and drawers, worktops, wall mounted cupboards at high level, single bowl single drainer sink with mixer tap, integrated cooker, four ring gas hob with splashback and cooker hood above, space and plumbing for washing machine, store cupboard opening off under stairs with shelving and electric meter. Opening onto verandah.

VERANDAH (rear) 2.28m x 3.95m

Double glazed door onto patio area and double-glazed windows, double glazed roof panel, panel radiator, Baxi boiler. Door opening onto garage.

WC

WC with push button flush, wash hand basin with hot and cold tap.

Staircase from ground floor reception hall leading to:

FIRST FLOOR LANDING (inner)

Double glazed window, access to roof space.

BEDROOM ONE (front) 3.33m x 4.46m (maximum into bay)

Panel radiator, double glazed window.

BEDROOM TWO (rear) 3.93m x 3.34m

Panel radiator, double glazed window.

BEDROOM THREE (front) 1.89m x 2.15m

Panel radiator, double glazed window.

BATHROOM (rear/side) 2.24m x 2.72m

Panel radiator, obscure double-glazed windows to rear and side, coving to ceiling, wall's part tiled, WC, toilet roll holder, corner bath with shower over, shower curtain rail, pedestal wash hand basin, bidet, wall mounted vanity cabinet, towel holder.

REAR GARDEN

The property benefits from a large garden with patio onto lawn, outside tap. Pathway leading to top of garden, garden store.

GARAGE 5.19m max plus recess x 2.56max (2.20m)

COUNCIL TAX BAND C (Sandwell)

AGENTS NOTE - In accordance with the Estate Agents Act, notice is hereby given that the client is related to a Director of Scriven & Co

REVISION 1 GTS 19/09/25

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 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.

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 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.

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>

VIEWING

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

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 artist's 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.

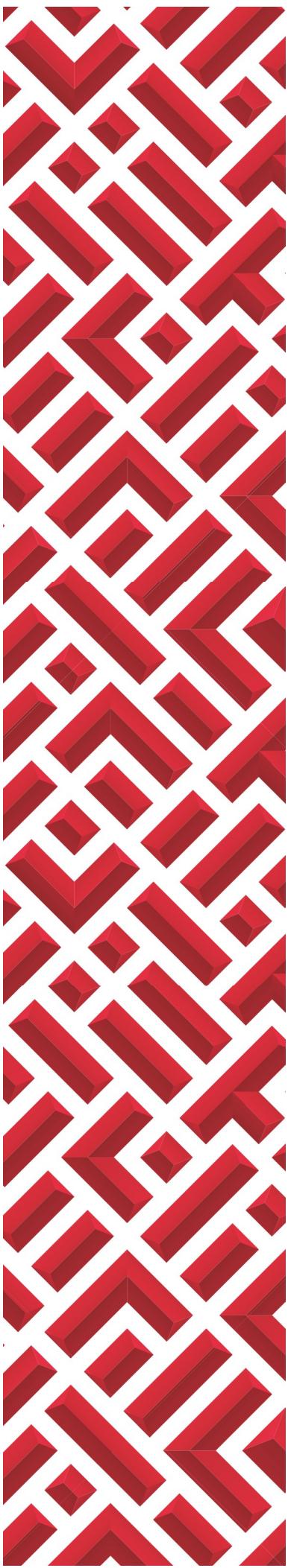
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

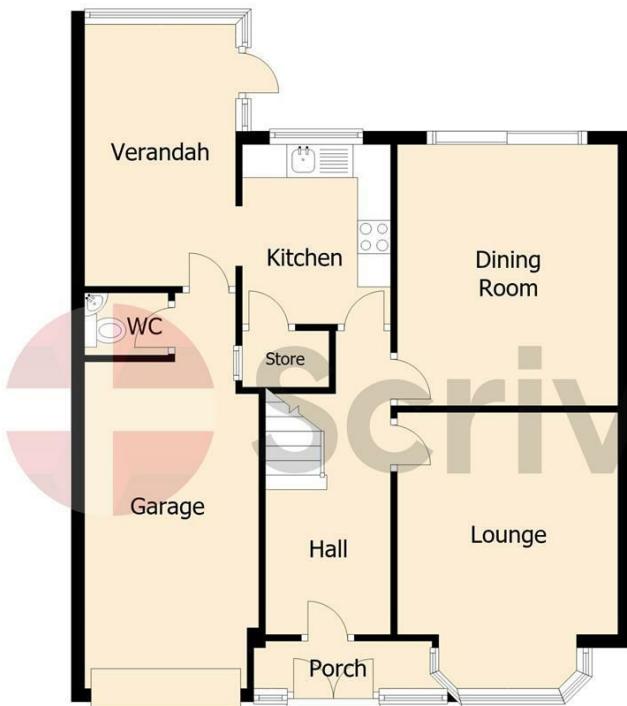
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any 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. (REV02:10/13).



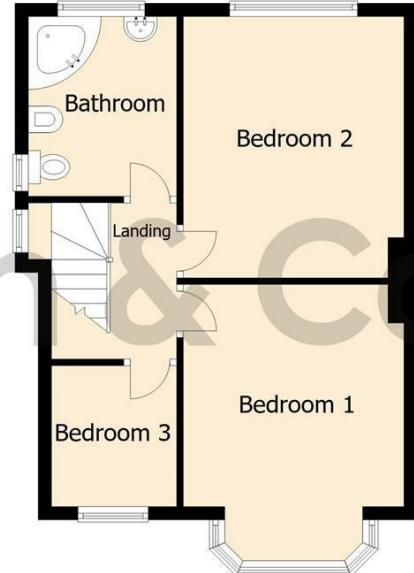








Ground Floor



First Floor

Not to scale. This floor plan is for illustration purposes only.
The position and size of doors, windows and other features are approximate.



 **Scriven & Co.**
Est. 1937

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■ Regulated By RICS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		48
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Property Reference: 18741828