



135, Abbey Road, Smethwick, B67 5LS

Offers In The Region Of £260,000

- SEMI DETACHED HOUSE OVERLOOKING WARLEY WOODS
 - THREE BEDROOMS & FIRST FLOOR SHOWER ROOM
 - KITCHEN DINER & LOUNGE
 - GOOD SIZED GARDEN
- IN NEED OF SOME MODERNISATION BUT HAS POTENTIAL
 - NO UPWARD CHAIN
 - DOWNSTAIRS W.C
 - ON STREET PARKING

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An opportunity to acquire a three bedroom semi detached house overlooking Warley Woods. The property does require some modernisation but offers potential.

Accommodation comprising reception hall, lounge, kitchen diner, lobby, WC, side lean to, landing, three bedrooms, shower room, double glazed windows as detailed. Rear garden

RECEPTION HALL (inner/front)

Obscure double glazed front door, cupboard housing electric meter, cupboard housing gas meter, store cupboard opening off understairs, staircase off to first floor landing.

LOUNGE (front) 3.25m (2.88m) x 3.89m

Double glazed window to front, gas fire,

KITCHEN DINER (rear) 4.19m (3.15m) x 3.17m

Double glazed window, wall mounted gas boiler, base units with cupboards and drawers, worktops with tiled splashbacks, single bowl single drainer stainless steel sink, space for cooker, space for fridge freezer, wall mounted store cupboards at high level, obscure single glazed door opening onto rear lobby.

REAR LOBBY (rear)

Obscure double glazed door opening onto rear garden, door opening onto downstairs WC.

DOWNSTAIRS WC

WC with high level flush, obscure double glazed window onto rear garden.

SIDE LEAN-TO (Accessed from garden and front)

Double glazed door and double glazed windows, door to front.

Staircase from reception hall leading to first floor landing.

FIRST FLOOR LANDING (inner/side)

Double glazed window to side, access to roof space, doors off.

BEDROOM ONE (front) 2.88m x 3.96m

Double glazed window,

BEDROOM TWO (rear) 3.19m x 3.40m (3.02m)

Double glazed window,

BEDROOM THREE (front) 2.19m x 2.56m max(maximum measurements including bulk head of stairs)

Double glazed window to front,

SHOWER ROOM (rear) 1.65m x 2.16m

Obscure double glazed window, shower area with shower curtain rail, pedestal wash hand basin, WC with low level flush, electric shower, walls tiled to full height,

REAR GARDEN

The property has the benefit of a good sized rear garden with raised patio with steps down to lawn.

COUNCIL TAX BAND C (Sandwell)

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.

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>

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

VIEWING

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



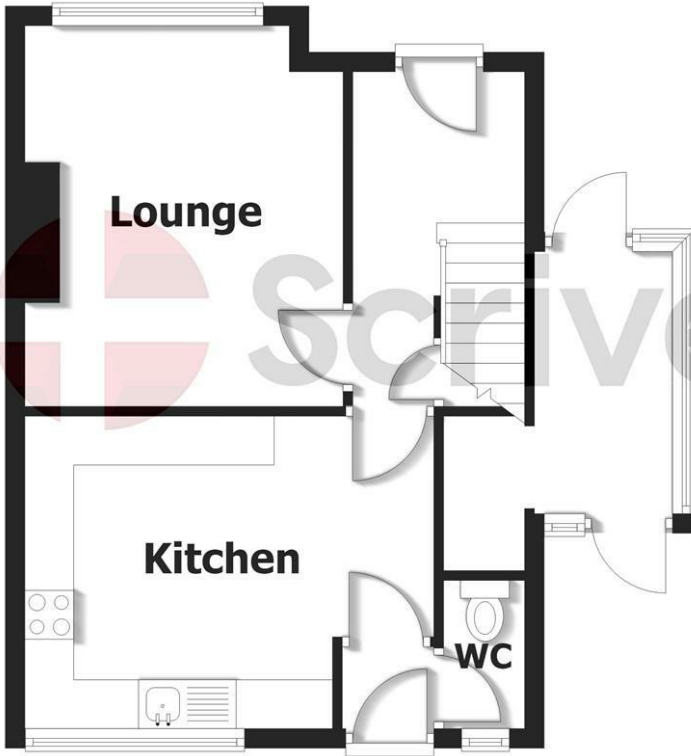
Important notices

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.

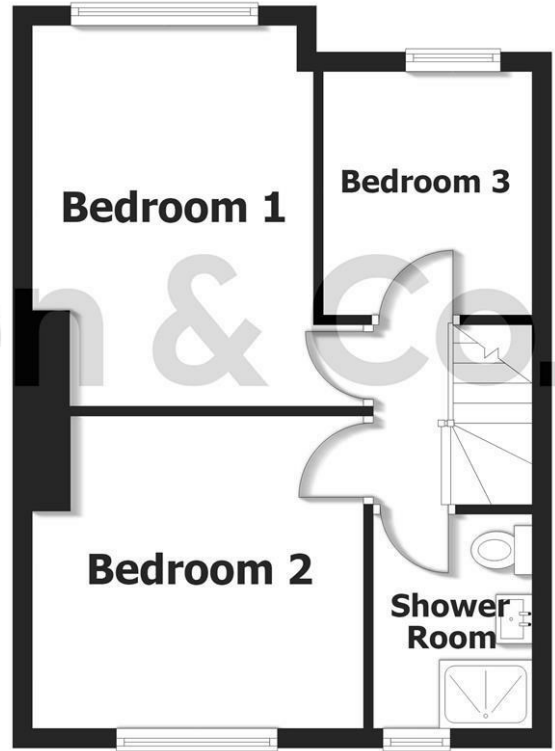
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

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).

Ground Floor



First Floor



- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	