



28, Gateley Road, Oldbury, B68 0NU

Offers In The Region Of £575,000

- EXTENDED DETACHED HOUSE WITH SPACIOUS ACCOMMODATION
- DEVELOPMENT POTENTIAL SUBJECT TO PLANNING PERMISSION
 - FOUR DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM, HOUSE BATHROOM WITH SHOWER CUBICLE AND DOWNSTAIRS WC
 - THREE RECEPTION ROOMS AND CONSERVATORY
 - IMPRESSIVE KITCHEN DINER
- LARGE BLOCK PAVED DRIVEWAY FOR A NUMBER OF CARS
 - TANDEM GARAGE & SINGLE GARAGE WITH WORKSHOP

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An opportunity to acquire a spacious, extended detached house situated on large wide fronted plot with development potential subject to planning permission, with large block paved driveway and garage space. The property benefits from four double bedrooms, kitchen diner and three reception rooms.

Accommodation comprising entrance hall, downstairs WC, kitchen diner, conservatory, dining room, lobby, sitting room, through lounge, landing, four double bedrooms, ensuite shower room, bathroom with shower cubicle, gas boiler serving radiators, double glazing to windows as detailed. Low maintenance rear garden. Garages and workshop.

ENTRANCE HALL (inner/front/side)

Double glazed door, tiled floor finish, panel radiator, double glazed window to side, spotlights to ceiling, staircase off to first floor landing, doors onto dining room and kitchen diner.

DOWNSTAIRS WC (inner)

Tiled floor finish, WC with push button flush, wash hand basin,

KITCHEN DINER (rear) 4.34m x 4.23m (maximum measurements overall)

Two panel radiators, double glazed windows onto garden, two double glazed roof windows, tile effect floor. Kitchen fitted with a range of base units with cupboards and drawers, worktops, "Franke" sink with mixer tap, integrated dishwasher, space for range style cooker, stainless steel splashback, stainless steel cooker hood, wall mounted store cupboards at high level, space for large fridge freezer, door opening onto conservatory.

CONSERVATORY (rear)

Double glazed windows, panel radiator, worktop, store cupboards, plumbing for washing machine, double glazed double doors opening onto rear garden.

DINING ROOM (rear) 3.42m x 2.76m

Panel radiator, single glazed window onto kitchen,

LOBBY AREA

Storage under stairs, door opening onto

SITTING ROOM (front) 3.97m x 3.43m

Double glazed bay window, panel radiator, coving to ceiling,

THROUGH LOUNGE (Front to rear) 3.61m x 7.94m

Double glazed sliding door onto rear garden, two double glazed windows to side and double glazed window to front, coving to ceiling, log burner.

Staircase from reception hall leading to first floor landing

LANDING (inner)

BEDROOM ONE (front/side) 3.45m x 3.55m

Three double glazed windows, panel radiator, recessed spotlights to ceiling, opening onto

EN-SUITE SHOWER ROOM (side)

Double glazed window, tile effect floor, shower cubicle with electric shower, walls tiled to full height, wash hand basin with mixer tap, vanity unit, tiled splashback, mirrored cabinet to wall,

BEDROOM TWO (front) 3.37m x 3.91m

Recessed spotlights to ceiling, two double glazed windows, panel radiator,

BEDROOM THREE (side) 2.48m x 3.96m

Double glazed window, panel radiator, store cupboard, storage recess over stairs,

BEDROOM FOUR (rear) 2.15m x 4.29m

Double glazed window, panel radiator

BATHROOM WITH SHOWER CUBICLE (rear) 2.53m x 3.24m

Obscure double glazed window, heated towel rail, panel bath, WC with push button flush, shower enclosure, wash hand basin with mixer tap and vanity unit, recessed spotlight to ceiling, tiling to wall,

REAR GARDEN

The property enjoys the benefit of a low maintenance style garden with paved patio, garden stores, cold water tap, side entry gate, gate giving access to front, double glazed door opening onto garage/workshop.

GARAGE 3.68m x 6.36m

Electric roller shutter door, door opening onto

STORE 3.98m x 3.70m

Door opening onto additional tandem garage.

TANDEM GARAGE 4.13m x 11.34m (average measurement)

Electric roller shutter door.

COUNCIL TAX BAND C (Sandwell)

Agents Note

The vendor has advised that Gateley Road is an unadopted private road.

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.

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 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.

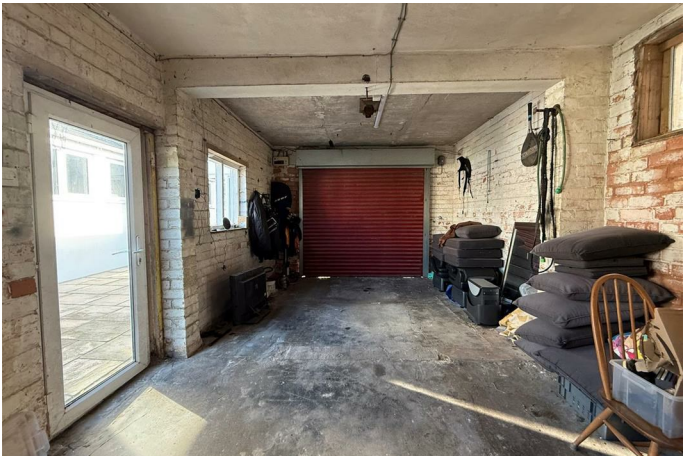
VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

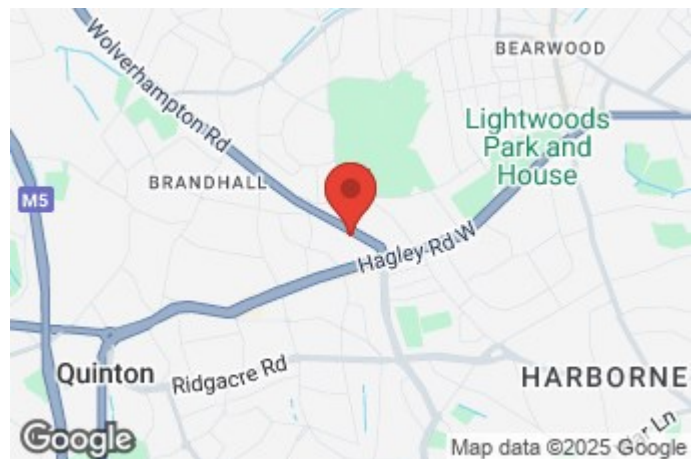
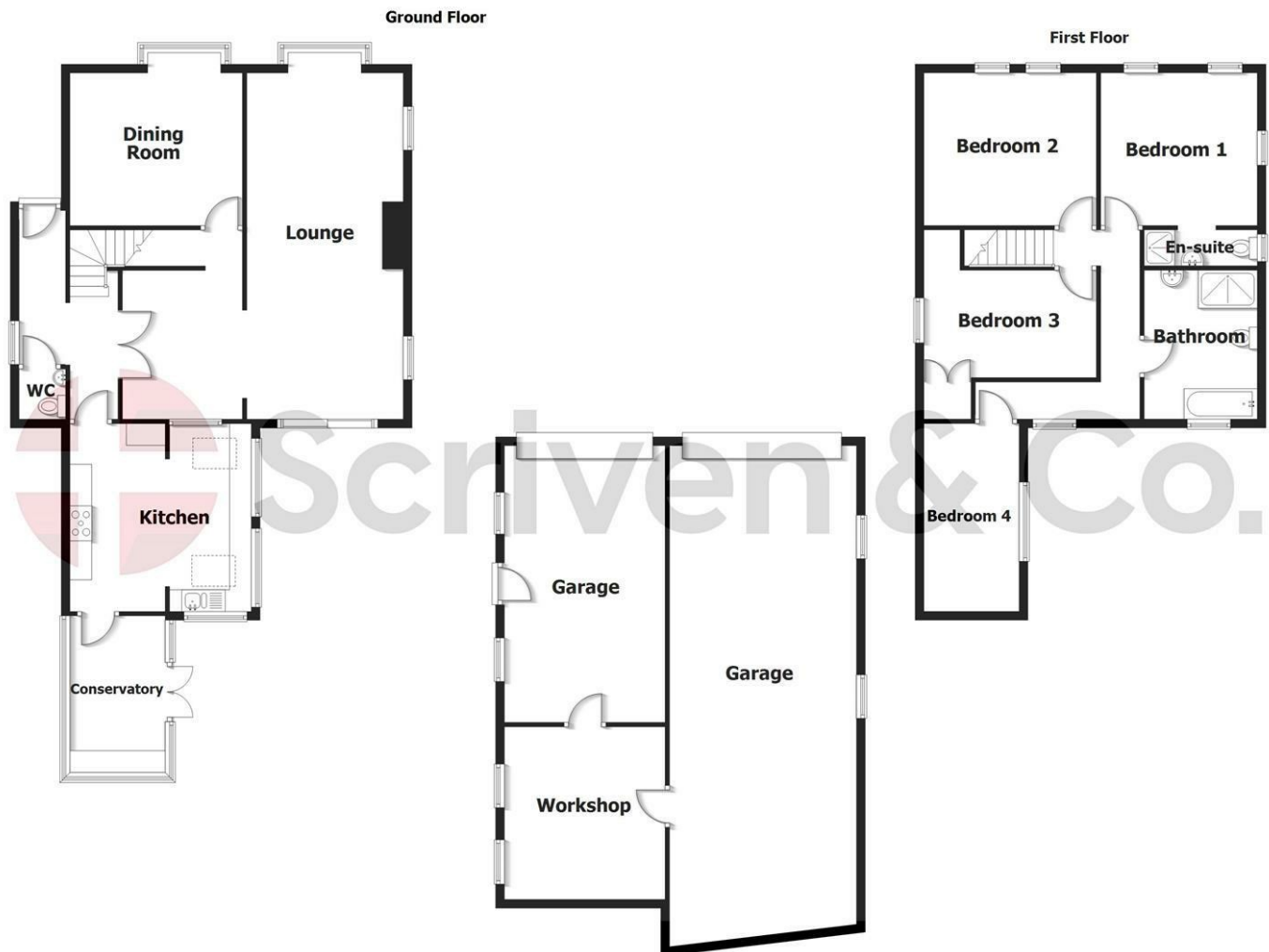
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any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











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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Reference: 18747670