



33, Woodgreen Road, Oldbury, B68 0DE

Offers In The Region Of £550,000

- A UNIQUE, INDIVIDUAL DETACHED BUNGALOW SET ON GOOD SIZED PLOT
 - DETACHED DOUBLE GARAGE WITH ELECTRIC DOOR
 - CURVED 'IN AND OUT' BLOCK PAVED DRIVEWAY
 - THREE BEDROOMS (ONE CURRENTLY USED AS A DINING ROOM)
 - KITCHEN DINER, THROUGH LOUNGE & CONSERVATORY
 - GUEST WC, BATHROOM & ENSUITE SHOWER ROOM
 - DELIGHTFUL REAR GARDEN WITH GREENHOUSE & SHED
 - BOARDED ROOF SPACE WITH ELECTRIC LADDER
 - ALARM SYSTEM

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Conveniently positioned for local shops, amenities and bus routes, this spacious and wide-fronted detached bungalow is set on a good-sized plot with a block-paved driveway and delightful rear garden, and includes the benefit of a detached double garage with electric garage door and ample parking.

Accommodation comprising enclosed porch, reception hall, guest WC, two store cupboards, kitchen/diner, dining room (potential third bedroom), through lounge, conservatory, two bedrooms (one with en-suite shower room), bathroom, rear garden, double garage with electric door and parking to front of garage for two cars, gas boiler serving radiators, double glazing to windows as detailed. Boarded roof space with electric ladder. Alarm system.

ENCLOSED PORCH (front)

Double glazed front door, double glazed panel to side of door, tiled floor finish, front door opening onto

RECEPTION HALL (inner)

Two double glazed windows, panel radiator with radiator cover, "Karndean" floor finish, coving to ceiling, two store cupboards (one with panel radiator), access to roof space with electric ladder. Doors off.

GUEST WC (front)

"Karndean" floor finish, obscure double glazed window, panel radiator, towel rail, WC with concealed flush, wash hand basin with vanity unit and mixer tap, tiled splashback, extractor, coving to ceiling, toilet roll holder,

LOUNGE (front) 3.95m x 7.13m

Two obscure double glazed windows to side, double glazed window to front, coving to ceiling, two panel radiators, , gas fire with fire surround, sliding double glazed patio doors onto conservatory

CONSERVATORY (not measured)

Double glazed windows and double glazed double doors onto rear garden, ceiling light and fan, panel radiator,

DINING ROOM (POTENTIAL BEDROOM THREE) (rear) 3.02m x 3.85m

'Karndean floor finish', Panel radiator, double glazed window, coving to ceiling,

KITCHEN/DINER (rear) 4.63m plus door recess x 2.85m
Panel radiator, double glazed window, tile effect floor finish, double glazed door onto rear garden, range of base units with cupboards and drawers, complementary worktops, tiled splashbacks, integrated appliances to include fridge/freezer, Zanussi double oven, electric hob, cooker hood above, plumbing for washing machine and dishwasher, space for condenser dryer, wall mounted store cupboards at high level, wall mounted Worcester gas combination boiler, bowl and a half single drainer sink with mixer tap.

BEDROOM ONE (rear/side) 4.93m (5.30m) x 3.48m

Double glazed window to rear, obscure double glazed window to side, coving to ceiling, fitted wardrobes, door opening onto

RE-FITTED ENSUITE SHOWER ROOM

Obscure double glazed window to side, coving to ceiling, heated towel rail, toilet roll holder, extractor, WC with concealed flush, wash hand basin with vanity unit and mixer tap, walk in shower cubicle with dual shower fitting, shower panels to shower cubicle.

BEDROOM TWO (front) 3.34m x 3.97m

Double glazed window, panel radiator, coving to ceiling, fitted wardrobe,

BATHROOM (front) 2.11m x 1.71m

Obscure double glazed window, panel radiator. "Karndean" floor finish, extractor, wash hand basin with vanity unit, w.c with concealed flush, walls tiled to approximately half wall height, coving to ceiling, towel holder, panel bath with shower attachment.

DELIGHTFUL REAR GARDEN

The property benefits from a delightful rear garden with a block paved patio area, shaped lawn, borders stocked with a variety of shrubs and plants and trees, greenhouse, garden shed, gate giving access to rear and Double garage.

DETACHED DOUBLE GARAGE WITH ELECTRIC GARAGE DOOR 5.17m x 4.81m

Two parking spaces to front of garage. The garage is located via a shared private driveway.

COUNCIL TAX BAND E

Agents note - the vendors have informed us that the shared driveway is accessed via the gates on the side of the bungalow. Maintenance of the driveway is shared between the two bungalows at the rear of No.33 (Nos. 35 and 35a), as well as Nos. 33 and 37. The costs for maintaining the driveway are split equally, with each property contributing 25% of the total cost. The responsibility for maintaining the electric gates lies with the two bungalows at the rear. However, please note that the electric gates are currently not operational. The Agent has not checked the legal documents. The buyer is advised to obtain verification from their Solicitor or Surveyor.

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 Warren's removals and storage. It is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 from them for recommending a client or buyer to them.

Important notices

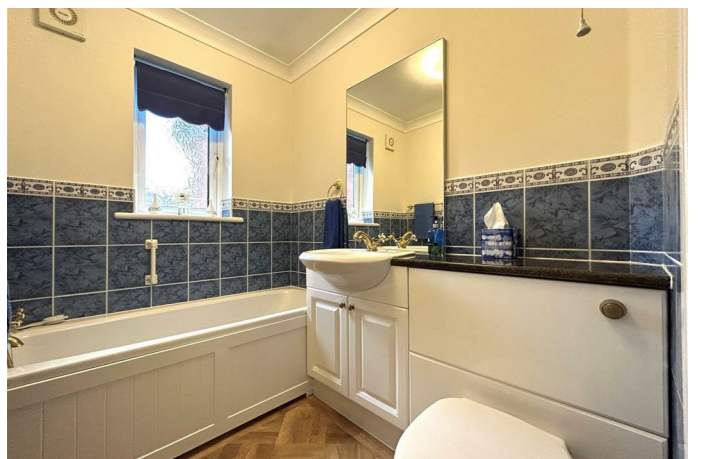
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by 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).

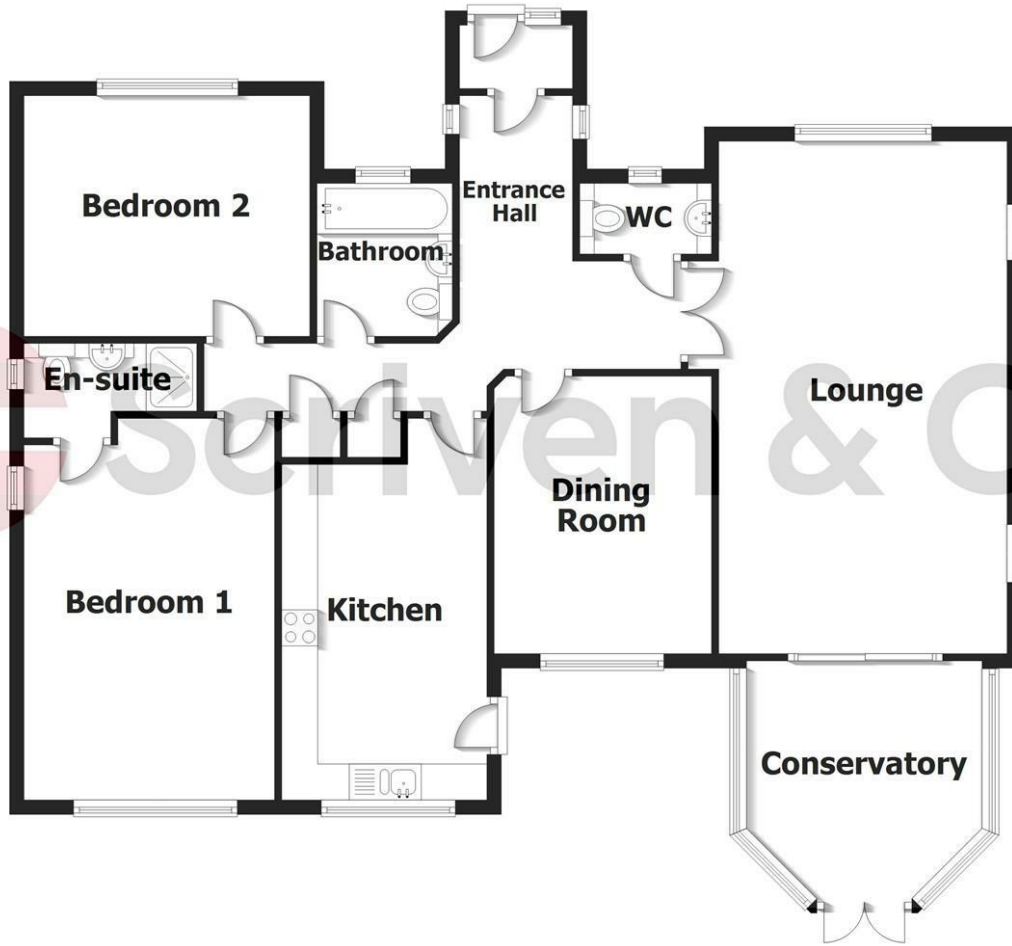








Floor Plan



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- www.scriven.co.uk
- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	