Scriven & Co.
Est. 1937

Residential Sales



24, Edward Road, Oldbury, B68 0LY

Offers In The Region Of £275,000

- SPACIOUS SEMI DETACHED HOUSE
- THREE BEDROOMS & RE-FITTED SHOWER ROOM
- KITCHEN & THROUGH LIVING ROOM
- SIDE ENTRY & GROUND FLOOR W,C
- LARGE REAR GARDEN
- DETACHED DOUBLE GARAGE SET BEHIND GATES (FRONTING ELSMA ROAD)
- NO UPWARD CHAIN

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Situated along a popular residential road, conveniently positioned for a range of local shops and amenities, this spacious three-bedroom semi-detached house offers generous accommodation together with a particularly large rear garden. A further benefit is the detached double garage, located to the rear of the property, fronting Elsma Road and secured behind metal gates. NO UPWARD CHAIN

The property is situated in a popular residential area of Oldbury, offering convenient access to a range of local amenities, schooling and transport links. There are several nearby schools, including St Hubert's Catholic Primary School, Brandhall Primary School and Lightwoods Primary Academy, with Perryfields Academy providing secondary education approximately 0.6 miles away. Oldbury town centre offers a wider selection of shops, supermarkets, cafés and everyday facilities, whilst local convenience stores and further shopping facilities can be found within approximately half a mile. Public transport is readily accessible, with bus stops available within approximately 0.1 miles of the property, providing connections to surrounding areas. Rowley Regis railway station is approximately 1.5 miles away, with Langley Green station also within approximately 1.7 miles, offering further rail connections towards Birmingham and the wider West Midlands. The location is also convenient for access to the surrounding road network and the M5 motorway.

Accommodation comprising enclosed porch, reception hall, understairs store cupboard, cloaks cupboard, through lounge (comprising lounge and dining area), kitchen, utility, landing, three bedrooms, shower room, outside store, double garage, rear garden, gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (front)
Double glazed front door, double glazed windows, tiled floor finish, obscure single glazed door opening onto reception hall.

RECEPTION HALL (inner) 1.96m x 4.83m max measurements including staircase
Panel radiator, cloaks cupboard, cupboard housing electric meter, staircase with handrail leading to first floor landing, store cupboard opening off under stairs, obscure single glazed window to side, shelving, door opening onto kitchen.

KITCHEN (rear) 2.40m x 2.62m
Obscure single glazed door and obscure single glazed window onto utility/side entry.
Double glazed window to rear, panel radiator, extractor, recessed spotlights to celling, wall mounted Worcester gas boiler, a range of base units with cupboards and drawers, worktops, single bowl single drainer stainless steel sink with mixer tap, plumbing for washing machine, cooker, space for fridge, wall mounted store cupboards at high level.

SIDE ENTRY (side/front/rear) Double glazed doors to front and rear. Door onto kitchen.

STORE (inner)

W.C (single glazed window, w.c, water tap

THROUGH LOUNGE (front to rear)

COMPRISING LOUNGE AREA (front) 3.96m (3.59m) x 3.78m plus bay
Double glazed bay window, panel radiator, coving to ceiling, electric fire with fire surround.

DINING ROOM (rear) 3.47m (3.10m) x 3.78m
Gas fire, panel radiator, coving to ceiling, double glazed door and double glazed windows onto rear garden.

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

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

BEDROOM ONE (rear) 3.78m plus door recess x 3.34m
Double glazed window, panel radiator, fitted wardrobe, storage unit over door.

BEDROOM TWO (front) 4.66m max into bay x 3.86m
Fitted wardrobe, double glazed bay window, panel radiator,

BEDROOM THREE (rear) 2.58m x 2.59m
Double glazed window, panel radiator, fitted wardrobe, store cupboards, shelf.

SHOWER ROOM (front) 2.07m x 2.12m
Obscure double glazed window, heated towel rail, tile effect floor, wash hand basin with mixer tap, vanity unit, WC with push button flush, shower enclosure, shower panels, further walls tiled, shaver point with light, recessed spotlights to ceiling,

REAR GARDEN
The property benefits from a good sized rear garden with patio area onto lawn. Brick built double garage.

DOUBLE GARAGE (rear) 5.20m x 5.43m
Space in front, metal gates onto Elsma Road

OUTSIDE STORE 1.79m x 2.86m
Single glazed windows and single glazed door.

COUNCIL TAX BAND C

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.

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).















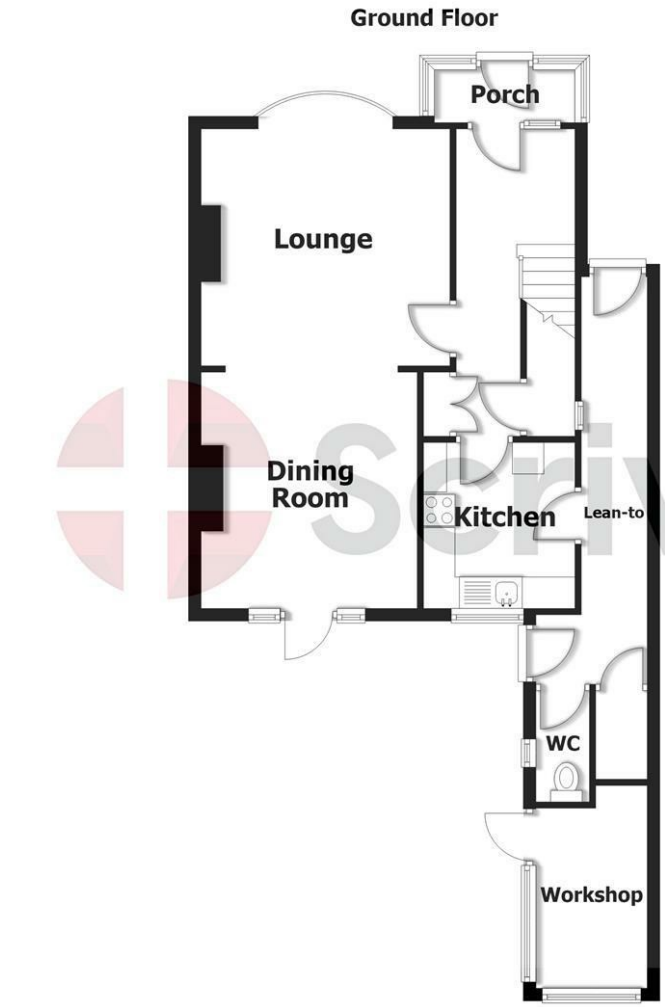


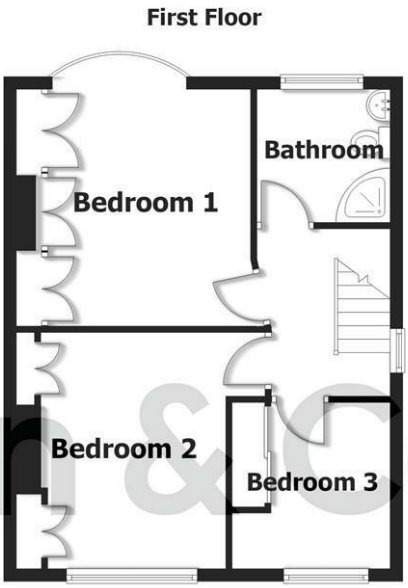












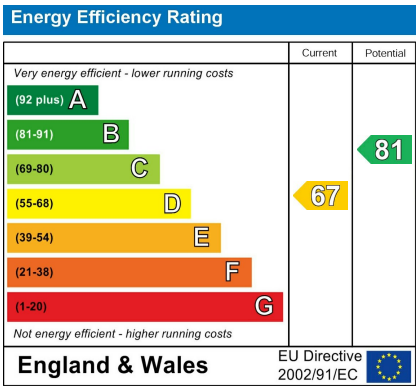
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