



3, Apsley Close, Oldbury, B68 0QS

Offers In The Region Of £300,000

- SITUATED IN A CUL-DE-SAC LOCATION
- TWO BEDROOM DETACHED BUNGALOW
 - KITCHEN & UTILITY
 - LOUNGE & CONSERVATORY
 - DETACHED GARAGE
 - ATTRACTIVE REAR GARDEN

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Situated in a cul-de-sac location is this two bedroom detached bungalow with off road parking and garage. The property benefits from an attractive rear garden.

Accommodation comprising enclosed porch, reception hall, cloaks cupboard, lounge, kitchen, conservatory, two bedrooms, shower room, former garage/store, utility, store cupboard, detached garage, off road parking. Gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (front)

Double glazed front door and double glazed windows, front door opening onto L-Shaped Reception hall.

L-SHAPED RECEPTION HALL (inner)

Access to roof space, coving to ceiling, panel radiator. Cloaks cupboard.

BEDROOM ONE (front) 2.69m x 3.10m (Maximum measurements including fitted wardrobe)
Overbed storage cupboards, fitted wardrobe, panel radiator, double glazed window to front, secondary glazed unit.

BEDROOM TWO (front) 2.97m x 2.68m
Double glazed window, panel radiator, coving to ceiling.

LOUNGE (rear) 4.33m x 3.12m (4.26m)
Coving to ceiling, panel radiator, double glazed double doors opening onto conservatory.

CONSERVATORY (rear) 2.81m x 2.57m
Double glazed windows, tiled floor finish, recessed spotlight to ceiling, double glazed double doors onto rear garden.

SHOWER ROOM (side) 1.60m x 2.00m
Obscure double glazed window, panel radiator, shower cubicle with dual shower fitting, electric shower, pedestal wash hand basin, WC, walls part tiled.

KITCHEN (rear) 2.94m x 3.06m
Panel radiator, double glazed window onto rear garden, strip light to ceiling, wall mounted Worcester boiler, base units with cupboards and drawers, four ring Neff electric hob, single bowl single drainer sink with mixer tap, space for fridge, worktops with upstands, wall mounted store cupboards at high level, double glazed door opening onto former garage/store.
AGENTS NOTE - The vendors intend to remove the integrated NEFF oven. This is not included in the sale.

FORMER GARAGE/STORE (front)

Double glazed window to front, extractor, double glazed double doors opening onto utility.
Agents note – The vendors advised they converted the garage in 2001 and currently use the room as a dining room. Please note there is no building regulation approval for the garage conversion.

LOBBY AREA

Store cupboard, obscure double glazed door onto rear garden.

UTILITY (rear)

Obscure double glazed window, strip light to ceiling, single bowl single drainer stainless steel sink with store cupboard beneath, plumbing for washing machine. Store cupboard.

REAR GARDEN

The property benefits from an attractive rear garden, outside tap, paved patio area, garden shed. To the rear of the garden is an additional piece of garden which slopes away.

AGENTS NOTE - The greenhouse is not included in the sale.

AGENTS NOTE - To the rear of the garden, beyond a sloping bank, the M5 motorway runs at a lower level.

DETACHED GARAGE (Not measured)

Accessed via shared driveway

AGENTS NOTE (There is a joint maintenance responsibility for the shared driveway)

COUNCIL TAX BAND C (Sandwell)

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>

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.

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).











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



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

Property Reference: 18776327