

# Scriven & Co.

Est. 1937

## Residential Sales



74, Oak Road, Oldbury, B68 0BD

**Offers In The Region Of £375,000**

- EXTENDED FAMILY HOME PLANNED ON THREE FLOORS
  - LOFT CONVERSION
- THROUGH LIVING ROOM AND SUN ROOM
- FOUR BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM)
  - UTILITY AND DOWNSTAIRS WC
  - EXTENSIVE REAR GARDEN
- BLOCK PAVED DRIVEWAY AND GARAGE

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Situated in a popular tree lined road is this extended family home, planned on three floors with a loft conversion and large rear garden.

Accommodation comprising enclosed porch, reception hall, understairs store, through living room comprising lounge and dining areas, sun room, kitchen, utility, WC, landing, three first floor bedrooms, (one with en-suite shower room), bathroom, loft conversion/fourth bedroom, garage (not suitable for a car), block paved driveway, extensive tiered rear garden, gas boiler serving radiators, double glazing as detailed.

#### ENCLOSED PORCH (front)

Double glazed front door and double glazed windows, tiled floor finish, multi panel single glazed door opening onto

#### RECEPTION HALL (inner)

Staircase off to first floor landing, store cupboard opening off under stairs. Panel radiator. Tiled floor finish. Multi panel single glazed doors off.

#### KITCHEN (rear) 4.55m x 2.05m

Panel radiator, double glazed window, tiled floor finish, range of base units with cupboards and drawers, worktops, tiled splash backs, bowl and a half single drainer sink with mixer tap, five ring gas hob, stainless steel cooker hood, wall mounted store cupboards at high level, "Whirlpool" double oven, integrated fridge freezer. Door opening onto

#### UTILITY (rear)

Tiled floor finish, walls tiled to approximately half wall height, recessed spotlights to ceiling, double glazed door onto rear garden. Fitted blinds. Single bowl single drainer stainless steel sink with store cupboard beneath, worktop, plumbing for washing machine and dishwasher, wall mounted store cupboard at high level.

#### DOWNSTAIRS WC (inner)

Heated towel rail, walls tiled to approximately half wall height, wash hand basin with vanity unit and mixer tap, WC with low level flush.

#### THROUGH LIVING ROOM (front to rear) comprising Lounge and Dining Room

#### LOUNGE (Front) 3.90m x 3.46m

Double glazed bay window, panel radiator, electric fire with surround, coving to ceiling. Karndean floor finish.

#### DINING ROOM (rear) 3.31m x 3.59m

Karndean floor finish, panel radiator, coving to ceiling, double glazed bi-fold doors opening onto

#### SUN ROOM (rear) 1.82m x 3.30m

Tiled floor finish, double glazed door and double glazed windows (some with fitted blinds), obscure double glazed window to side.

Staircase from ground floor reception hall leading to

#### FIRST FLOOR LANDING (inner)

Stairs leading to main landing area. Door onto bedroom four.

#### MAIN LANDING (inner)

With doors off

#### BEDROOM TWO (rear) 2.92m (max) x 4.27m (max into wardrobe)

Double glazed window, panel radiator, coving to ceiling, door opening onto

#### EN-SUITE SHOWER ROOM (rear) 1.18m x 2.58m plus door recess

Shower enclosure with dual shower fitting, shower screen, heated towel rail, pedestal wash hand basin with mixer tap, extractor, WC, panel radiator, double glazed window, recessed spotlights to ceiling, shower panels to wall,

#### BEDROOM ONE (front) 3.96m plus bay x 3.52m

Double glazed bay window, panel radiator, coving to ceiling

#### BEDROOM FOUR (front) 2.12m (1.89m) x 4.88m into wardrobe (3.98m)

Double glazed window, panel radiator, access to roof space.

#### BATHROOM (front) 1.94m x 2.68m

Double glazed window, panel radiator, panelled bath with shower over, shower screen, pedestal wash hand basin, WC, walls tiled to full height, heated towel rail, cupboard housing 'Worcester' gas boiler, vinyl floor finish,

Staircase from main landing leading to

#### LOFT CONVERSION/BEDROOM THREE (front to rear)

2.12m x 3.46m (5.57m)

Three double glazed roof windows, recessed spotlights to ceiling, panel radiator.

#### LARGE REAR GARDEN

The property enjoys the benefit of an extensive tiered rear garden with patio area with steps up to lawn, pathway leading to further raised garden with flower beds, garden shed and greenhouse.

#### GARAGE 5.21m x 2.12m (maximum measurements including steps into garage)

#### COUNCIL TAX BAND D (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.

#### 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 artist's 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.

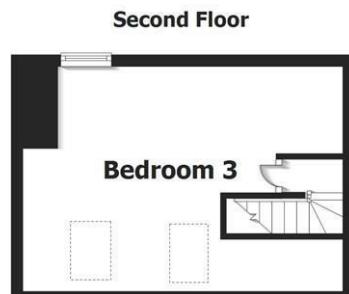
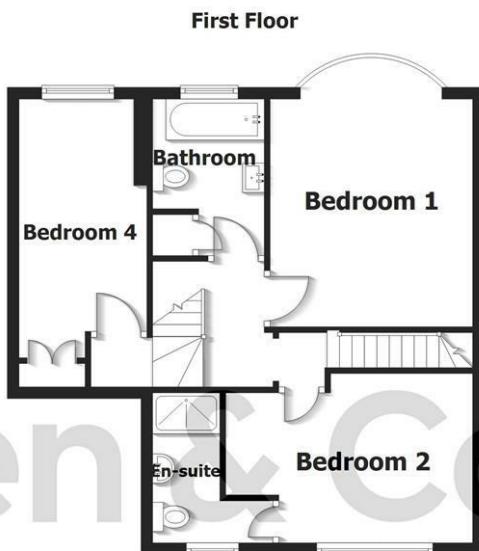
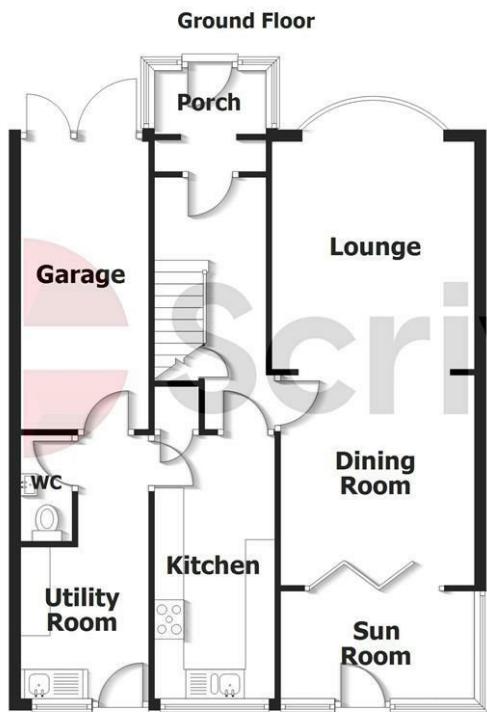
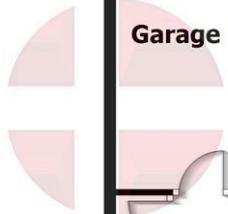
**Misrepresentation Act 1967 :** These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves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











# Scriven & Co.

Est. 1937

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■ Regulated By RICS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(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: 18714929