



76, Buckingham Road, Rowley Regis, West Midlands, B65 9JW

Offers In The Region Of £280,000

- KITCHEN/DINER
- CONSERVATORY
- GOOD SIZED LIVING ROOM
 - THREE BEDROOMS
 - BATHROOM
- GARAGE AND DRIVEWAY

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A three-bedroom house with kitchen/diner, good sized living room and conservatory. The property benefits from a gated driveway and garage.

Accommodation section comprising: enclosed porch, entrance hall, good sized living room, kitchen/diner, conservatory, landing, airing cupboard, three bedrooms, bathroom, garage, rear garden, gas boiler serving radiators and double glazing where specified.

ENCLOSED PORCH: (Front)

Wood effect laminate floor finish, obscure double-glazed windows, obscure double-glazed front door, double glazed door opening onto:

ENTRANCE HALL: (Inner)

Multi panel single glazed door opening onto:

LIVING ROOM; (Front) 3.17m (4.60m max including stairs) 2.42m x 4.37m

Double glazed window to front, staircase off to first floor landing, coving to ceiling, ceiling rose, electric fire, panel radiator, multi panel single glazed door opening onto:

KITCHEN/DINER: (Rear) 2.51m (3.35m max) x 4.59m

Panel radiator, double glazed window to side, double glazed double doors opening onto conservatory. Tiled floor finish, kitchen fitted with base units with cupboards and drawers, work surface areas with splashbacks, single bowl single drainer sink with mixer tap, space for cooker, cooker hood and splashback, space and plumbing for dishwasher and washing machine, storage cupboards at high level, breakfast bar. Tall cupboard with shelving, wine rack.

CONSERVATORY: (Rear) 1.73m x 4.16m

Wood effect laminate floor finish, door opening onto side of property, double glazed double doors onto rear garden.

Staircase from living room with handrail leading to:

FIRST FLOOR LANDING

Double glazed window to side, access to roof space, wood effect laminate floor finish, panel radiator with radiator cover.

BEDROOM ONE: (Front) 2.72m x 3.47m

Double glazed window, panel radiator, fitted wardrobes.

BEDROOM TWO: (Rear) 2.19m plus door recess (2.74m max into recess) X 3.42m

Double glazed window, panel radiator.

BEDROOM THREE/STUDY: (Front) 1.82m x 1.98m

Double glazed window, panel radiator.

BATHROOM: (Rear) (not measured)

Double glazed window, heated towel rail, tiled floor finish, W.C. with push button flush, wash hand basin, bath, shower, shower screen, walls tiled to full height.

REAR GARDEN:

Patio area with steps up to raised garden with stone

chippings, summer house to top of garden.

GOOD SIZED GARAGE: (Rear)

Single glazed window and pedestrian door, main door to front.

COUNCIL TAX BAND C

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.

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>

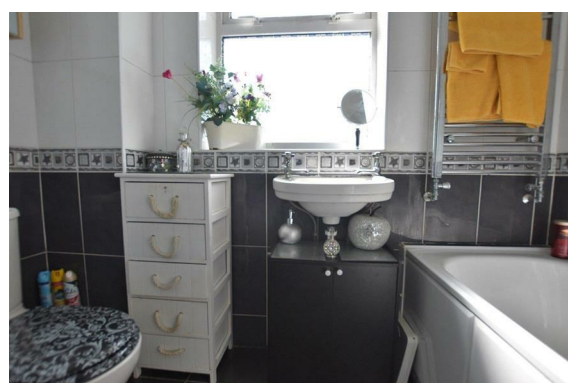
Water supplier:

<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>

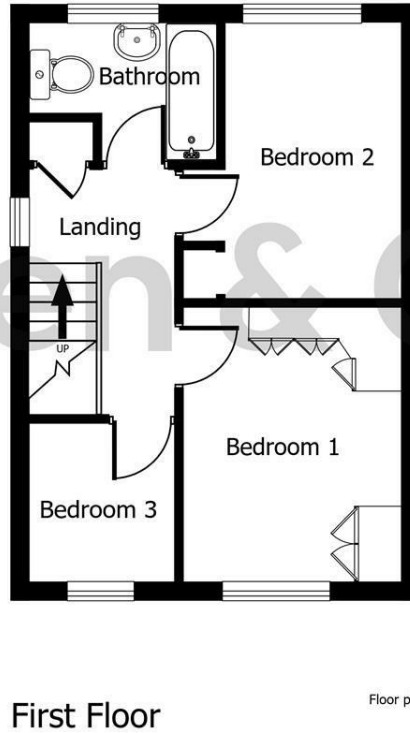
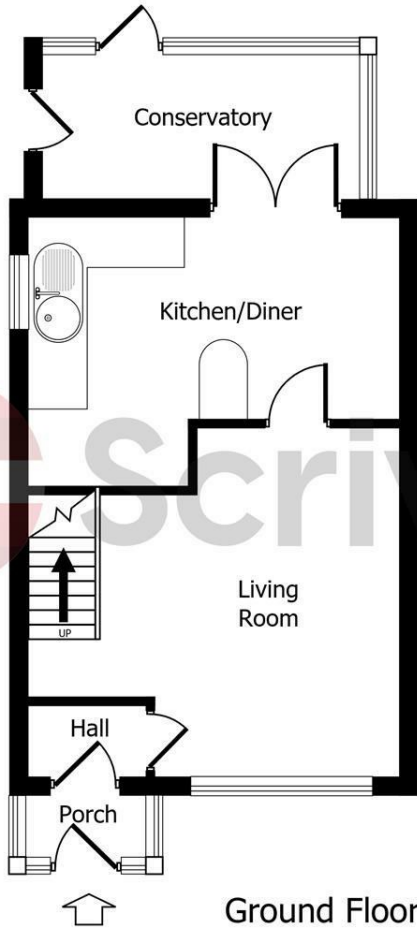


Important notices

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 for illustration purposes only.
Not to scale.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Reference: 17941447