Scriven & Co.
Est. 1937

Residential Sales

3, Rectory Gardens, Stourbridge, DY8 2HB

Offers In The Region Of £260,000

- EXTENDED END TERRACED HOUSE WITH GARAGE
- SITUATED IN CUL-DE-SAC LOCATION
- CONVENIENT FOR SHOPS & AMENITIES ON HAGLEY ROAD & STOURBRIDGE JUNCTION TRAIN STATION
- L-SHAPED THROUGH LOUNGE
- EXTENDED KITCHEN/DINER
- THREE GENEROUS BEDROOMS & SHOWER ROOM
- PLEASANT REAR GARDEN
- OFF ROAD PARKING
- NO UPWARD CHAIN

Located in a pleasant cul-de-sac in Oldswinford, conveniently close to a range of local amenities and Stourbridge Junction Train Station, this extended three-bedroom end-terraced house benefits from a garage and a pleasant rear garden. The property requires some modernisation but offers excellent potential and is being sold with the advantage of no upward chain.

Accommodation comprising enclosed porch, L-shaped through lounge, extended kitchen diner, garage incorporating downstairs WC, landing, airing cupboard, three bedrooms, shower room, gas boiler serving radiators, double glazing as specified. Rear garden.

ENCLOSED PORCH (front)
Obscure double glazed front door with obscure double glazed panels to side, coat hooks, multi panel obscure single glazed front door opening onto L-shaped through lounge.

THROUGH LOUNGE (front to rear) 4.18m max narrowing to 2.81m x 7.39m
Double glazed window to front, double glazed sliding door onto rear garden, electric fire with fire surround, two panel radiators, coving to ceiling, recessed spotlights to ceiling, sliding door onto staircase, multi panel single glazed door opening onto extended kitchen diner.

KITCHEN DINER (rear) 3.75m max (3.10m) x 5.17m
Kitchen area comprising tile effect vinyl floor finish, base units with cupboards and drawers, single bowl single drainer stainless steel sink with mixer tap, wall mounted store cupboards at high level, recessed spotlights to ceiling, space for cooker, tiled splashbacks, space for fridge. Dining area with panel radiator, timber framed double glazed window and double glazed sliding patio door onto rear garden. Door from kitchen opening onto garage.

GARAGE (INCORPORATING DOWNSTAIRS WC) 5.24m to door x 2.39m maximum overall measurements including WC. Plumbing for washing machine.
Agents note the garage door is not in working order.

WC
WC with push button flush.

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

FIRST FLOOR LANDING (inner)
Airing cupboard housing gas boiler, hot water cylinder, shelving, access to roof space.

BEDROOM ONE (front) 4.24m x 3.18m
Double glazed window, panel radiator,

BEDROOM TWO (rear) 4.13m x 3.28 m
Double glazed window, panel radiator, fitted wardrobe

BEDROOM THREE (rear) 2.32m x 3.36m
Double glazed window, panel radiator, fitted wardrobe

SHOWER ROOM (front) 2.52m (3.20m) x 2.38m
Wood effect floor finish, panel radiator, obscure double glazed window to front, large shower cubicle with electric shower, wall to shower cubicle tiled to full height, WC with push button flush, pedestal wash hand basin with hot and cold taps, tiled splashback, wall mounted store cupboard, mirror to wall.

REAR GARDEN
The property has the benefit of a pleasant rear garden, side gate giving access to front, garden shed,

COUNCIL TAX BAND C (Dudley)

AGENTS NOTE - In accordance with the Estate Agents Act, notice is hereby given that the client is related to Directors of Scriven & Co

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

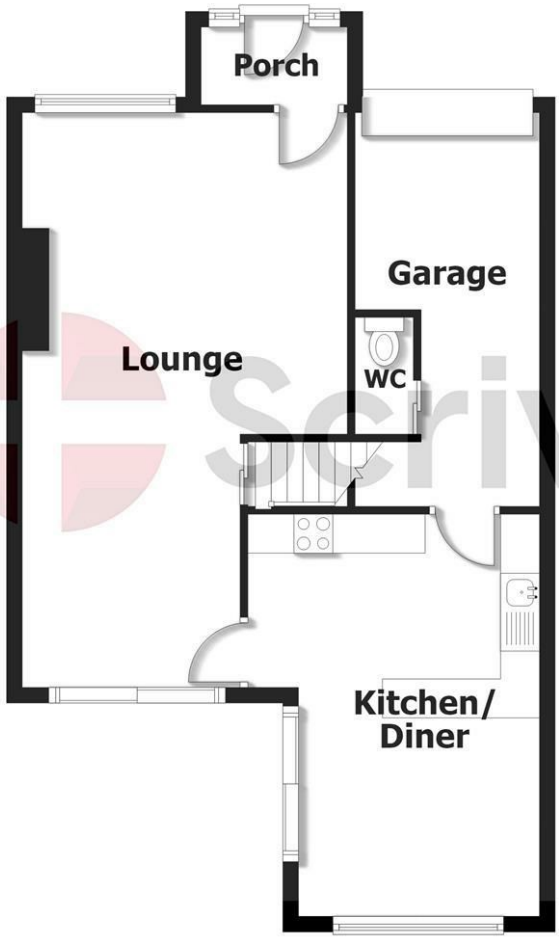
Electric supply:
https://www.energynetworks.org/customers/find-my-network-operator
https://www.nationalgrid.co.uk

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
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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Est. 1937

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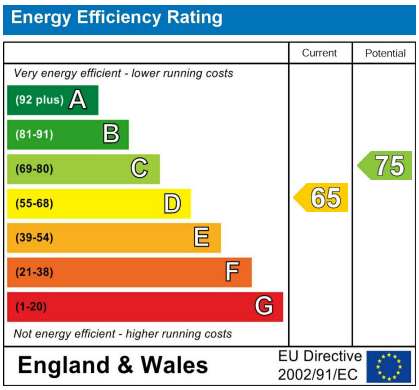

Property Reference: 18795183