Scriven & Co.
Est. 1937

Residential Sales



28, Gateley Road, Oldbury, B68 0NU

Offers In The Region Of £550,000

- EXTENDED DETACHED HOUSE WITH SPACIOUS ACCOMMODATION
- DEVELOPMENT POTENTIAL SUBJECT TO PLANNING PERMISSION
- FOUR DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM, HOUSE BATHROOM WITH SHOWER CUBICLE AND DOWNSTAIRS WC
- THREE RECEPTION ROOMS AND CONSERVATORY
- IMPRESSIVE KITCHEN DINER
- LARGE BLOCK PAVED DRIVEWAY FOR A NUMBER OF CARS
- TANDEM GARAGE & SINGLE GARAGE WITH WORKSHOP

RICS Regulated by RICS
arla naea propertymark
intertek ISO 9001:2015
OnTheMarket
rightmove

An opportunity to acquire a spacious, extended detached house situated on large wide fronted plot with development potential subject to planning permission, with large block paved driveway and garage space for three cars and workshop. The property benefits from four double bedrooms, kitchen diner and three reception rooms.

Accommodation comprising entrance hall, downstairs WC, kitchen diner, conservatory, dining room, lobby, sitting room, through lounge, landing, four double bedrooms, ensuite shower room, bathroom with shower cubicle, gas boiler serving radiators, double glazing to windows as detailed. Low maintenance rear garden. Garages and workshop.

ENTRANCE HALL (inner/front/side)
Double glazed door, tiled floor finish, panel radiator, double glazed window to side, spotlights to ceiling, staircase off to first floor landing, doors onto dining room and kitchen diner.

DOWNSTAIRS WC (inner)
Tiled floor finish, WC with push button flush, wash hand basin,

KITCHEN DINER (rear) 4.34m x 4.23m (maximum measurements overall)
Two panel radiators, double glazed windows onto garden, two double glazed roof windows, tile effect floor. Kitchen f
drawers, worktops, “Franke” sink with mixer tap, integrated dishwasher, space for range style cooker, stainless steel splashback, stainless steel cooker hood, wall mounted store cupboards at high level, space for large fridge freezer, door opening onto conservatory.

CONSERVATORY (rear)
Double glazed windows, panel radiator, worktop, store cupboards, plumbing for washing machine, double glazed double doors opening onto rear garden.

DINING ROOM (rear) 3.42m x 2.76m
Panel radiator, single glazed window onto kitchen,

LOBBY AREA
Storage under stairs, door opening onto

SITTING ROOM (front) 3.97m x 3.43m
Double glazed bay window, panel radiator, coving to ceiling,

THROUGH LOUNGE (Front to rear) 3.61m x 7.94m
Double glazed sliding door onto rear garden, two double glazed windows to side and double glazed window to front, coving to ceiling, log burner.

Staircase from reception hall leading to first floor landing

LANDING (inner)

BEDROOM ONE (front/side) 3.45m x 3.55m
Three double glazed windows, panel radiator, recessed spotlights to ceiling, opening onto

EN-SUITE SHOWER ROOM (side)
Double glazed window, tile effect floor, shower cubicle with electric shower, walls tiled to full height, wash hand basin with mixer tap, vanity unit, tiled splashback, mirrored cabinet to wall,

BEDROOM TWO (front) 3.37m x 3.91m
Recessed spotlights to ceiling, two double glazed windows, panel radiator,

BEDROOM THREE (side) 2.48m x 3.96m
Double glazed window, panel radiator, store cupboard, storage recess over stairs,

BEDROON FOUR (rear) 2.15m x 4.29m
Double glazed window, panel radiator

BATHROOM WITH SHOWER CUBICLE (rear) 2.53m x 3.24m
Obscure double glazed window, heated towel rail, panel bath, WC with push button flush, shower enclosure, wash hand basin with mixer tap and vanity unit, recessed spotlight to ceiling, tiling to wall,

REAR GARDEN
The property enjoys the benefit of a low maintenance style garden with paved patio, garden stores, cold water tap, side entry gate, gate giving access to front, double glazed door opening onto garage/workshop.
GARAGE 3.68m x 6.36m
Electric roller shutter door, door opening onto

STORE 3.98m x 3.70m

Door opening onto additional tandem garage.

TANDEM GARAGE 4.13m x 11.34m (average measurement)
Electric roller shutter door.

COUNCIL TAX BAND C (Sandwell)

Agents Note
The vendor has advised that Gateley Road is an unadopted private road.

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.

AML & Extra Services

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).





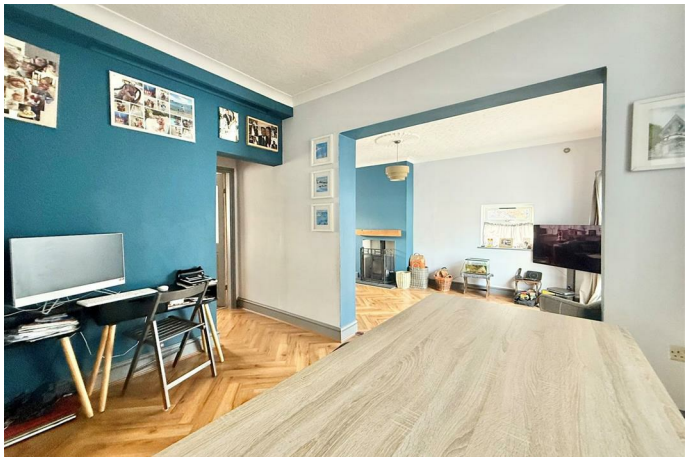



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FOR SALE













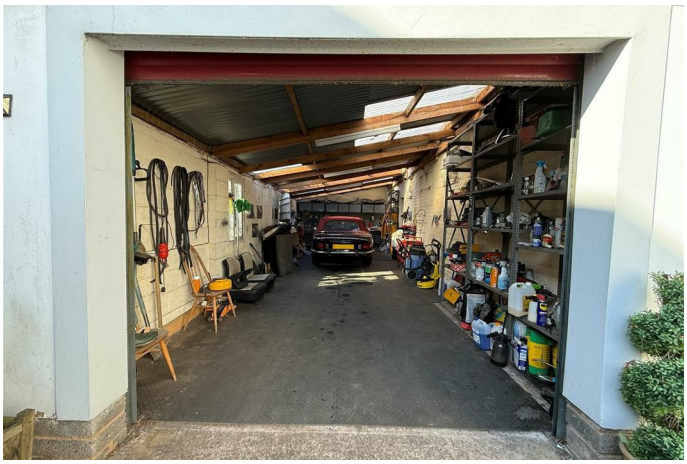




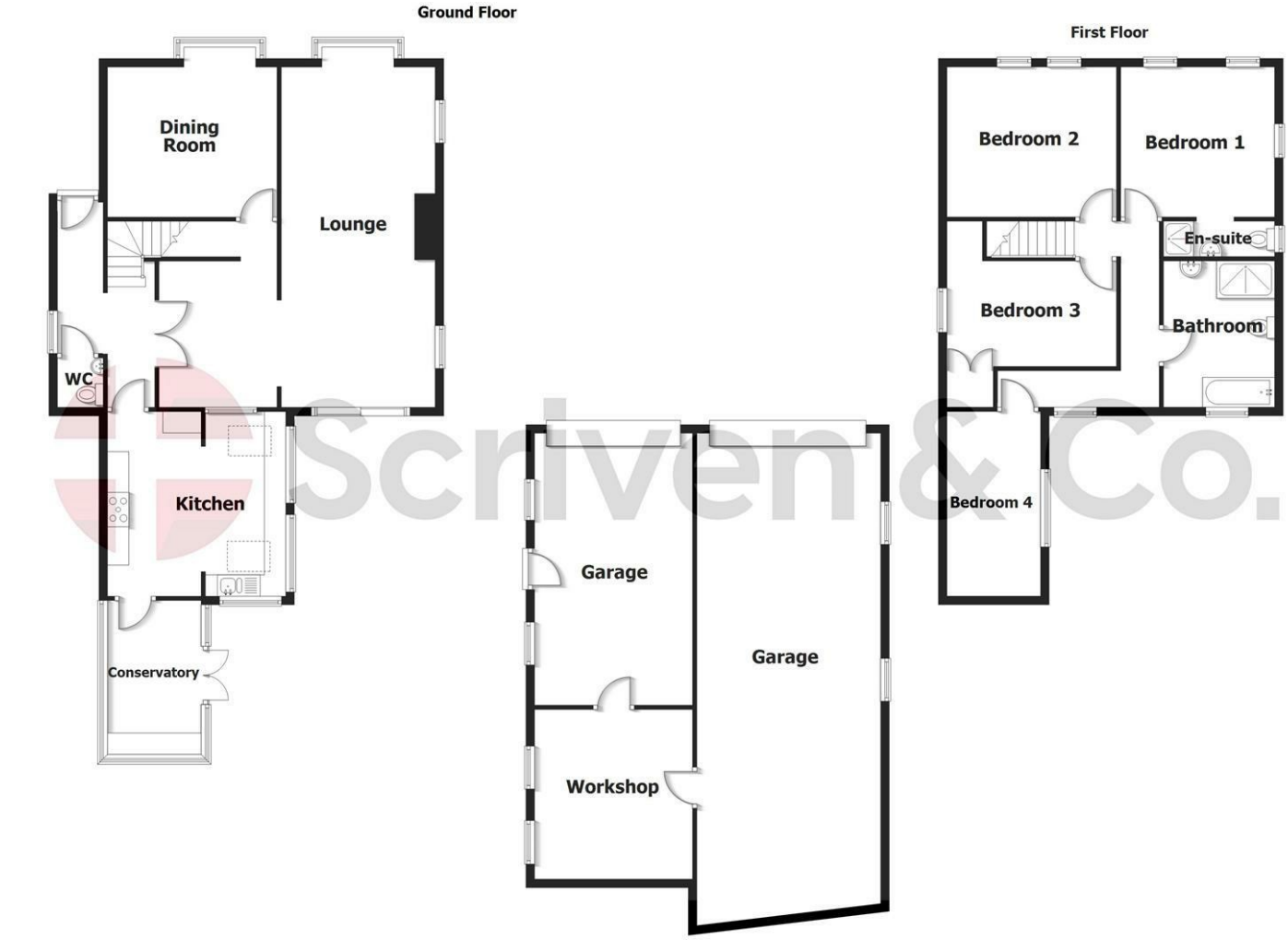

SUPER MARIO





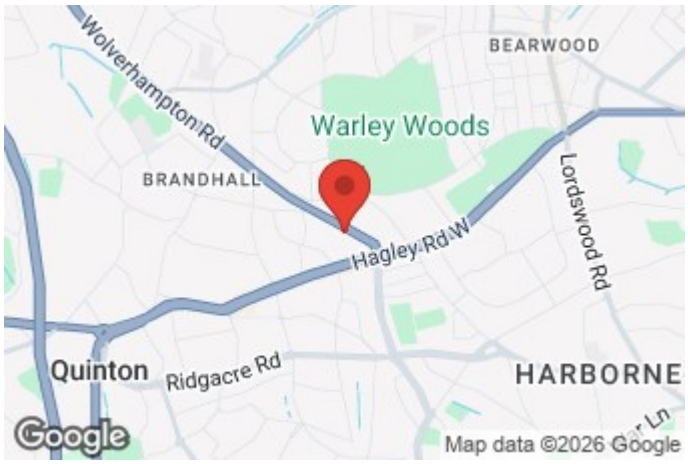






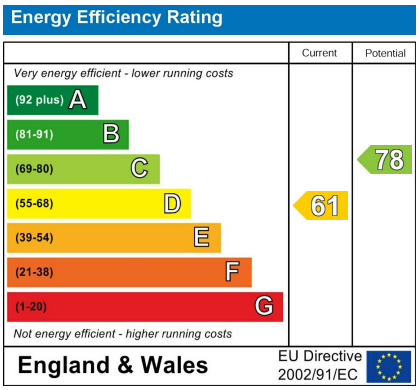
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