



29, Timothy Road, Tividale, Oldbury, B69 1NS

Offers In The Region Of £250,000

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE OCCUPYING A GOOD SIZED PLOT
 - CUL-DE-SAC LOCATION
- EXTENDED KITCHEN AND THROUGH LIVING ROOM
 - SHOWER ROOM
- DOUBLE GARAGE AND DRIVEWAY
 - GOOD SIZED GARDEN
 - NO UPWARD CHAIN

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Situated in a cul-de-sac location on generous plot is this extended three bedroom semi-detached house with double garage. NO UPWARD CHAIN.

Accommodation comprising enclosed porch, through living room, extended kitchen, landing, three bedrooms, shower room, double garage, gas boiler serving radiators, double glazing to windows as detailed. Rear garden.

ENCLOSED PORCH (front)

Double glazed front door and double glazed windows, sliding double glazed door onto

THROUGH LIVING ROOM - Comprising:

RECEPTION HALL AREA 1.95m x 3.42m (including stairs) opening onto

LOUNGE AREA (front/rear) 3.47m (3.07m) 2.59m x 7.06m
Two panel radiators, double glazed window to front, double glazed sliding door onto rear garden, some coving to ceiling, electric fire, archway onto

DINING AREA (FORMER KITCHEN) (rear) 2.13m (2.01m) x 3.37m max (2.65m)

Panel radiator, store cupboard with hanging rail and shelving. Obscure double glazed door onto double garage, archway onto

EXTENDED KITCHEN (rear) 2.94m x 2.70m

Double glazed window, strip light to ceiling, base units with cupboards and drawers, worktops, four ring gas hob, cooker hood above, single bowl single drainer stainless steel sink with mixer tap, dishwasher, space for fridge freezer, wall mounted store cupboards at high level, some walls part tiled.

Staircase from ground floor reception hall leading to

FIRST FLOOR LANDING (inner/side)

Obscure double glazed window to side, access to roof space,

BEDROOM ONE (rear) 3.44m x 2.93m

Double glazed window, panel radiator,

BEDROOM TWO (front) 3.55m x 2.96m

Double glazed window, panel radiator,

BEDROOM THREE (front) 2.65m x 2.36m (maximum measurements including bulkhead of stairs)

Double glazed window, panel radiator,

SHOWER ROOM 2.40m max x 2.41m (2.12m)

Double glazed window, panel radiator, shower enclosure, WC, wash hand basin with vanity unit, mirrored cabinet to wall, cupboard housing Worcester gas boiler and shelving, strip light to ceiling, walls tiled to full height.

DOUBLE GARAGE 6.27m x 7.35m

Double glazed window and double glazed door onto rear garden, door to side, double glazed window to side, strip lights to ceiling, single bowl single drainer sink.

REAR GARDEN

The property enjoys the benefit of a pleasant rear garden with patio area onto shaped lawn. Double gates giving access to front.

COUNCIL TAX BAND B

TENURE

The tenure of the property is currently leasehold. The lease term is for 99 years from the 25th March 1962. As of 20/03/26 there are 35 years remaining. It is the intention of the vendors to acquire the freehold interest and sell the property with the benefit of the freehold title. 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 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.

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.

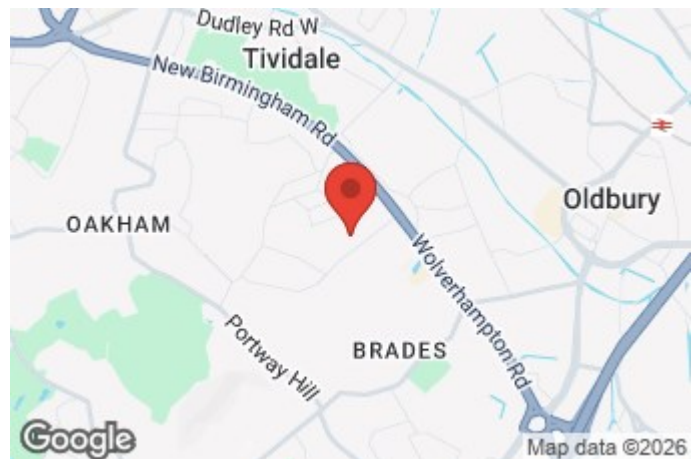
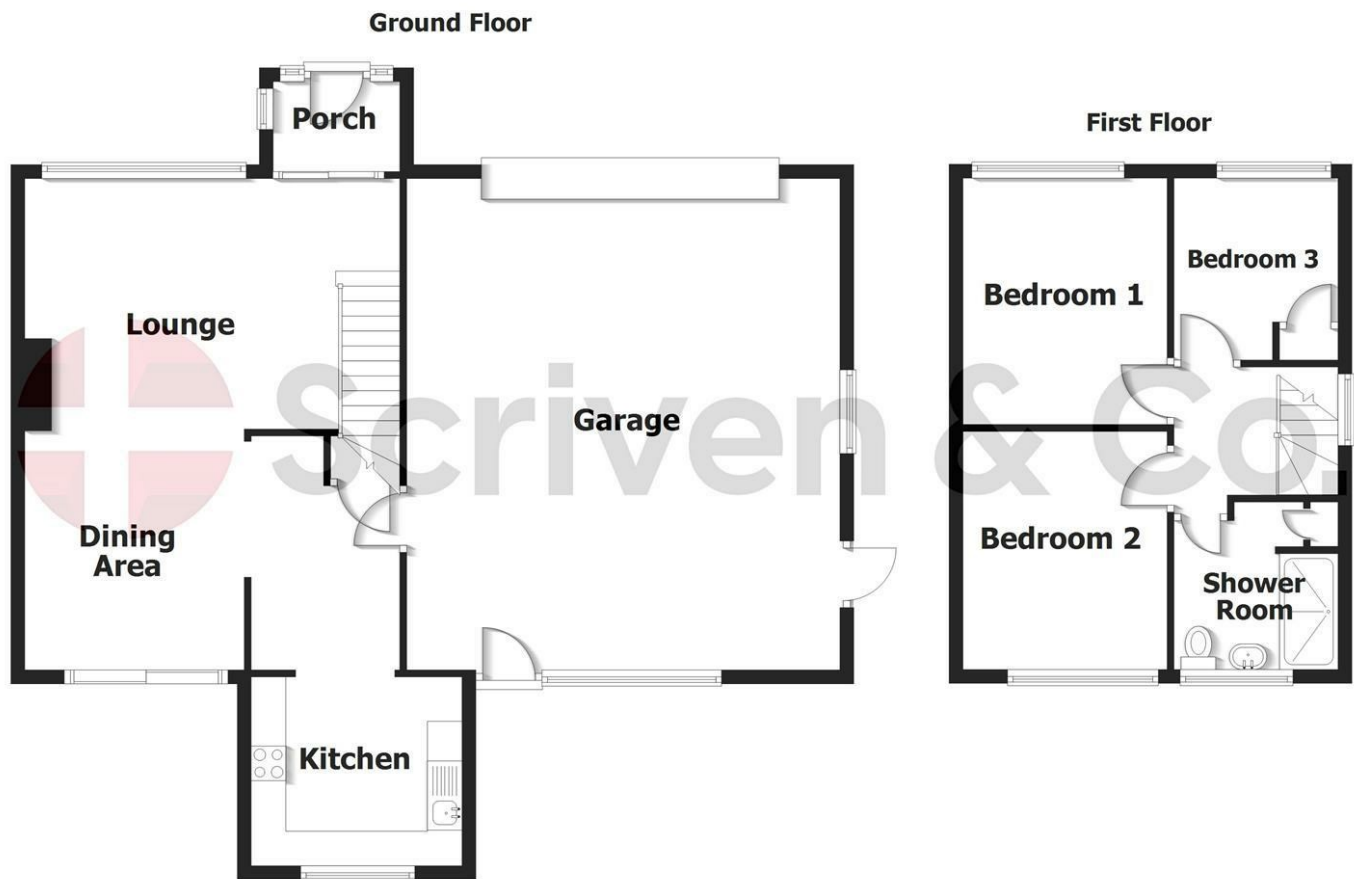
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).











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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	70	76
EU Directive 2002/91/EC 		

Property Reference: 18680829