Scriven & Co.
Est. 1937

Residential Sales

24, Pound Road, Oldbury, B68 8LY

Offers In The Region Of £530,000

- EXTENDED DETACHED HOUSE WITH DOUBLE GARAGE
- SIX BEDROOMS AND LARGE ROOM FOR ENTERTAINING WITH BAR AREA
- INDOOR SWIMMING POOL
- KITCHEN DINER & THROUGH LIVING ROOM
- GROUND FLOOR WET/SHOWER ROOM & FIRST FLOOR BATHROOM
- NO UPWARD CHAIN

An extended seven bedroom detached house with extensive accommodation to include indoor swimming pool and entertaining space. NO UPWARD CHAIN

Accommodation comprising entrance hall, cloaks cupboard, kitchen diner, through lounge, inner hall, shower/wet room, indoor swimming pool, landing, six bedrooms, bar area and entertaining room/potential bedroom, bathroom, double garage, gas boiler serving radiators, double glazing to windows as detailed.

ENTRANCE HALL (inner)
Circular single glazed window, double glazed door to front, coving to ceiling, archway, panel radiator, spiral staircase, double glazed window to side, store cupboard housing Worcester gas boiler, wood effect floor finish.

KITCHEN DINER (rear) 2.54m x 3.50m plus 2.98m x 3.84m
Obscure double glazed window and two obscure double glazed doors, two panel radiators, tiled floor finish, coving to ceiling, base units with cupboards and drawers, worktops, single bowl single drainer stainless steel sink, integrated dishwasher, double oven, four ring gas hob, cooker hood above, wall mounted store cupboards at high level.

THROUGH LOUNGE (front to rear) 3.63m x 13.33m
Double glazed window to front, three panel radiators, double glazed sliding patio door onto rear garden, coving to ceiling, display niche, door opening onto inner hall.

INNER HALL (inner)
Coving to ceiling, panel radiator,

SHOWER/WET ROOM (inner) 2.43m x 2.40m
Shower area, WC with push button flush, pedestal wash hand basin with mixer tap, panel radiator, door opening onto garage. Sliding double glazed door onto indoor swimming pool.

ROOM WITH INDOOR SWIMMING POOL 4.40m x 11.23m
Three panel radiators, two double glazed sliding doors onto rear garden.
AGENTS NOTE - The swimming pool has not been used for some time and a purchaser should engage in the services of a suitably qualified person to check the pool and any equipment prior to purchasing the property.

Spiral staircase from reception hall leading to first floor landing.

FIRST FLOOR LANDING (inner)
Doors off.

BEDROOM ONE (front) 5.75m x 4.34m
Double glazed window, panel radiator, fitted wardrobes, coving to ceiling.

BEDROOM TWO (front) 4.22m x 3.64m
Double glazed window, panel radiator, fitted wardrobes,

BEDROOM THREE (side) 3.88m x 3.42m plus wardrobe 3.98m max into wardrobe
Two double glazed windows, panel radiator, coving to ceiling,

BEDROOM FOUR (rear) 2.99m x 3.86m
Double glazed window, panel radiator,

BEDROOM FIVE (rear) 3.78m x 2.97m (2.06m)
Double glazed window, panel radiator,

BEDROOM SIX (front) 2.57m x 2.66m
Double glazed window, panel radiator, coving to ceiling.

BATHROOM (side) 3.21m x 2.53m
Double glazed window, heated towel rail, steps up to bath, WC with push button flush, wash hand basin with vanity unit and mixer tap, mirror to wall, downlighting, walls tiled to full height.

STORE ROOM (inner) 2.57m x 2.44m
Access to roof space, panel radiator, coving to ceiling,

BAR AREA 3.37m x 1.89m
Panel radiator, sink, worktop, store cupboard beneath, worktop, shelving,

ENTERTAINING ROOM/POTENTIAL BEDROOM 7 (rear) 4.49m x 12.05m max (11.12m)
Four panel radiators, double glazed windows.

DOUBLE GARAGE 4.36m x 9.99m
Panel radiator, electric door, coving to ceiling, door opening onto staircase leading to first floor accommodation.

REAR GARDEN
Block paved patio onto lawn. There is a strip of garden which runs to the rear of no.20 and no.22 Pound Road which incorporates a former pigeon pen/store.

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

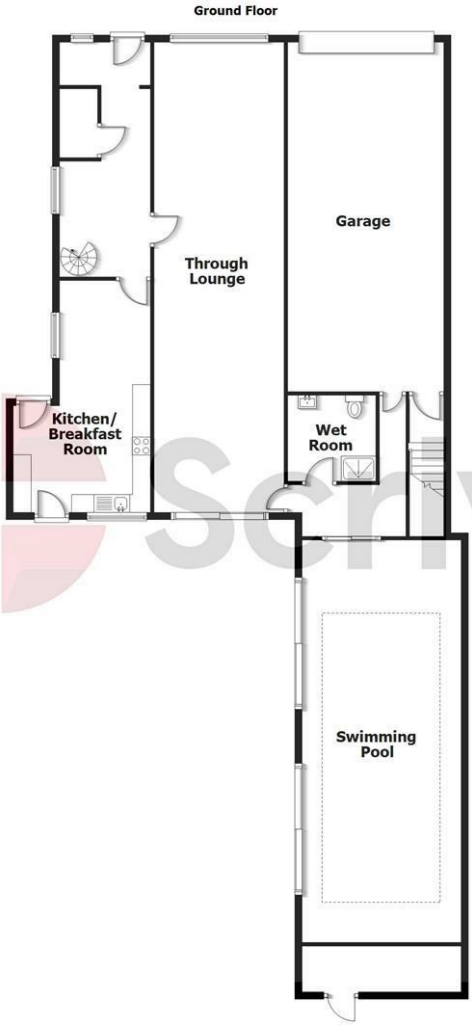
Electric supply:
https://www.energynetworks.org/customers/find-my-network-operator
https://www.nationalgrid.co.uk

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
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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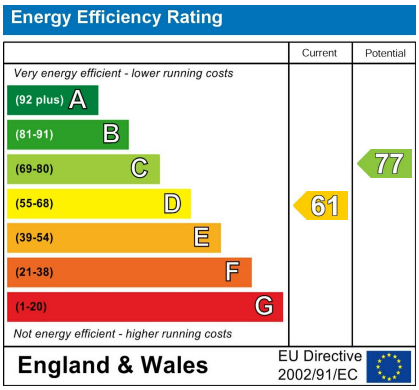

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