



17, Hawthorn Croft, Oldbury, B68 0DP

Offers In The Region Of £375,000

- EXTENDED SEMI DETACHED HOUSE WITH FLEXIBLE ACCOMMODATION
- FOUR FIRST FLOOR BEDROOMS AND POTENTIAL FIFTH BEDROOM ON GROUND FLOOR
- SITUATED IN CUL DE SAC LOCATION CONVENIENT FOR BUS ROUTES AND LOCAL AMENITIES
 - THREE RECEPTION ROOMS AND KITCHEN/BREAKFAST ROOM
 - EXTENSIVE REAR GARDEN

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Situated in a cul-de-sac location convenient for bus routes, shops and amenities is this extended semi-detached house with flexible accommodation and extensive rear garden. The property is in need of some general modernisation and improvement but has potential.

Enclosed porch, reception hall, cloaks cupboard, lounge, dining room, breakfast room, kitchen, side lobby, potential ground floor bedroom/play room, large store, garage, landing, four bedrooms, bathroom, extensive rear garden. Gas boiler serving radiators, double glazing to windows as detailed.

ACCOMMODATION:

ENCLOSED PORCH (FRONT):

Single glazed sliding front door, double glazed door opening onto:

RECEPTION HALL (INNER):

Panel radiator, walk-in fitted cloakroom with obscure double glazed window, coat hooks to wall, shelf at high level, telephone point. Staircase leading off to first floor landing. Doors radiating off.

LOUNGE (FRONT): 3.79m plus bay x 3.72m

Panel radiator, double glazed bay window, gas fire, coving to ceiling.

DINING ROOM (REAR): 3.96m plus bay x 3.66m max.

Panel radiator, double glazed windows and double glazed double doors onto rear garden, panelled walls.

BREAKFAST ROOM (INNER): 2.06m x 3.44m

Panel radiator, two single glazed windows onto store, walk-in pantry with obscure single glazed window onto garage and shelving. Archway from breakfast room onto:

KITCHEN (REAR): 4.48m x 2.93m

Two double glazed windows, wood effect floor finish, range of base units with cupboards and drawers, work surface areas, single bowl single drainer stainless steel sink with mixer tap, walls part tiled, "Belling" double oven, space for fridge, plumbing for washing machine, wall mounted storage cupboards at high level, four ring "Bosch" electric induction hob with "Bosch" cooker hood above. Door opening onto:

SIDE LOBBY: (SIDE)

Tile effect floor finish, door opening onto rear garden, doors to ground floor bedroom/play room and garage.

POTENTIAL BEDROOM/PLAY ROOM: 2.99m x 3.42m

Panel radiator, double glazed window, television point.

INNER STORE: (INNER)

Door onto rear garden. Door opening onto:

W.C.:

W.C. with push button flush, wash hand basin.

GARAGE: 5.94m to door x 2.31m

Gas and electric meters.

Staircase from ground floor reception hall leading off to:

HALF SPACE LANDING: (INNER)

Door onto:

BEDROOM 3 (FRONT/REAR): 2.30m x 5.06m

Double glazed window to front, single glazed window with leaded light to rear, panel radiator.

MAIN LANDING AREA: (INNER)

Doors off:

BEDROOM 1 (REAR): 4.03m plus bay x 3.37m max.

Double glazed bay window, panel radiator, fitted wardrobes.

BEDROOM 2 (FRONT): 3.37m min. (3.73m max. into

wardrobe) x 3.81m plus bay

Double glazed bay window, panel radiator.

BEDROOM 4 (FRONT): 2.07m x 2.74m

Panel radiator, double glazed window, access to roof space.

BATHROOM (REAR): 2.03m x 2.70m max. including cupboard

Cupboard housing "Worcester" boiler, panel radiator, double glazed window to rear and single glazed window to side, extractor, w.c. with push button flush, pedestal wash hand basin with mixer tap, panelled bath with shower over, shower curtain rail.

EXTENSIVE REAR GARDEN:

The property enjoys the benefit of an extensive rear garden with patio onto large shaped lawn, borders filled with a variety of shrubs, plants and trees, pathway from patio to top of garden.

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, carpets, curtains and certain other items may be taken at a valuation to be agreed.

VIEWING:

Strictly by prior appointment via agents.

ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-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:

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Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : 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.

Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 65 | |
| (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: 18278241