



67, Birch Road, Oldbury, West Midlands, B68 0EP

Offers In The Region Of £340,000

- MUCH IMPROVED AND EXTENDED THREE BEDROOM LINK DETACHED HOUSE
- 'WOW FACTOR' EXTENDED KITCHEN DINER WITH ISLAND AND VELUX ROOF WINDOWS
 - UTILITY AND DOWNSTAIRS W.C
 - REAR GARDEN WITH PATIO AND STEPS UPTO RAISED LAWN
- CONVENIENT FOR SHOPS AND BUS ROUTES ON HAGLEY ROAD WEST

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An opportunity to acquire a much improved three bedroom link detached house with impressive extended kitchen/diner.

Entrance hall, store cupboard, extended kitchen/diner with island, utility, downstairs w.c, living room, landing, three bedrooms, bathroom. Small store (former garage) with electric roller shutter door. Rear garden with patio and steps up to lawn. Gas boiler serving radiators, double glazing to windows as detailed. Block paved driveway and fore garden.

ACCOMMODATION:

RECEPTION HALL (SIDE/INNER):

Double glazed front door with obscure double glazed side panels, panelled radiator, wood effect floor finish. Store cupboard opening off (under stairs) with coat hooks to wall, shelving. Doors from reception hall to kitchen/diner and living room.

EXTENDED KITCHEN/DINER WITH ISLAND: 6.76m max. (5.53 min.) x 4.58m min. (4.62m max.) (Maximum measurements including staircase)

Three panel radiators, wood effect floor, two double glazed "Velux" roof windows, spotlights to ceiling, double glazed bi-fold doors and double glazed window onto rear garden. Range of base units with cupboards and drawers, complementary worktops with upstands, ceramic bowl and a half sink with drainer and mixer tap, , four ring electric "Zanussi" induction hob, splashback, cooker hood, "Zanussi" double oven, grill and microwave, integrated dishwasher, store cupboards at high level, tiling to window sill. Kitchen island with integrated fridge. Door opening onto utility area and living room.

UTILITY AREA (REAR): 1.56m x 2.30m plus 0.83m x 1.20m

Panel radiator ,wood effect floor, double glazed window and double glazed door, recessed spotlights to ceiling, access to roof space, work surface area, plumbing for washing machine, space for fridge/freezer. Doors opening onto former garage/store and W.C.

LIVING ROOM (FRONT): 4.62m x 3.16m (3.28m and 3.72m)

Panel radiator, coving to ceiling, double glazed bow window, electric fire with fire surround, door onto kitchen/diner.

GROUND FLOOR W.C (Inner/Side)

W.C. with push button flush, wash hand basin and mixer tap, tiled splashback, panel radiator, recessed spotlights to ceiling, extractor, wood effect floor.

LANDING (INNER/SIDE):

Double glazed window to side, panel radiator, access to roof space, coving to ceiling, cupboard housing gas boiler.

BEDROOM 1 (FRONT): 2.70m plus recess x 3.35m plus wardrobe (3.99m max. into wardrobe)

Double glazed window, panel radiator, wood effect floor finish, coving to ceiling, fitted wardrobe with sliding doors.

BEDROOM 2 (REAR): 2.69m plus recess x 3.30m plus wardrobe recess

Double glazed window, panel radiator, coving to ceiling.

BEDROOM 3 (FRONT): 1.84m x 2.76m

Double glazed window, panel radiator.

BATHROOM (REAR): 1.83m max. (1.06m min.) x 1.65m min. (2.39m max.)

Double glazed window, panel radiator, towel rail, pedestal wash hand basin with mixer tap, toilet roll holder, towel holder, w.c. with concealed flush, bath with electric shower over, mixer tap to bath, vinyl floor finish.

SMALL GARAGE/STORE: 1.45m x 2.33m

(Not suitable for car). Electric roller shutter door.

Outside:-

REAR GARDEN:

The property enjoys the benefit of a pleasant rear garden with patio, steps up to lawn, further patio to top of garden, garden shed, garden fencing, outside tap.

COUNCIL TAX BAND D

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

VIEWING:

Strictly by prior appointment via agents.

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

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The agent routinely refers sellers (and buyers) to Warren's removals and storage it is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 from them for recommending a client or buyer to them.



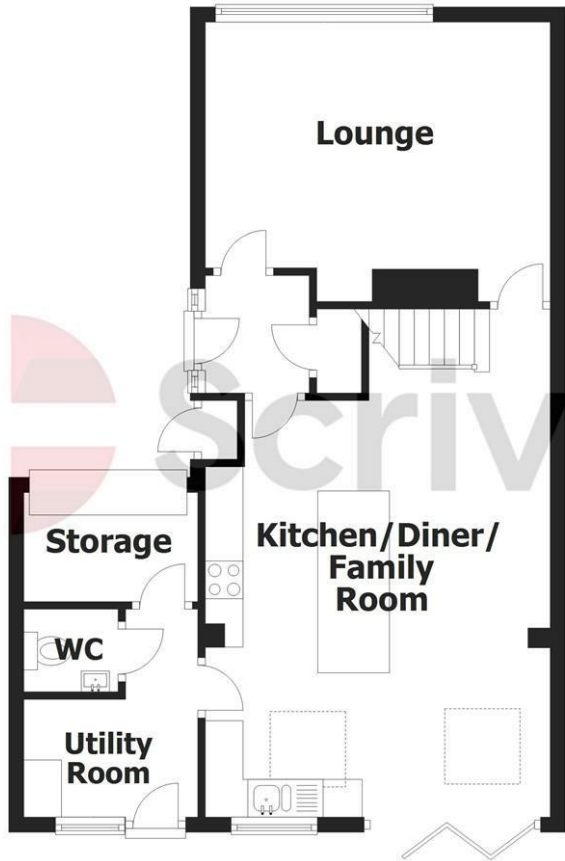
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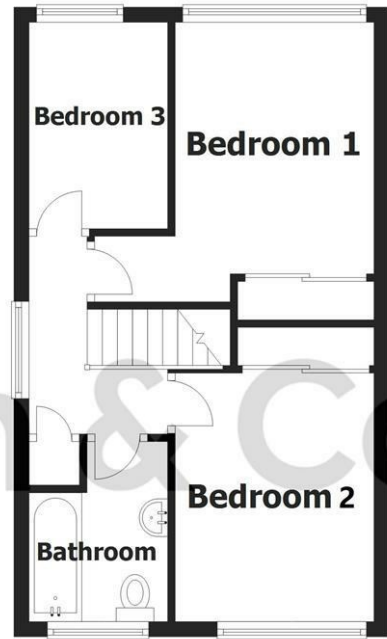
VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

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).

Ground Floor



First Floor



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		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(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: 17942746