



11, Vicarage Street, Oldbury, B68 8HQ

**Offers In The Region Of £350,000**

- EXTENDED SEMI DETACHED HOUSE
- THREE FIRST FLOOR BEDROOMS & LOFT CONVERSION/ATTIC BEDROOM
  - THREE RECEPTION ROOMS
  - WELL APPOINTED RE-FITTED KITCHEN/DINER
- BOTH GROUND FLOOR & FIRST FLOOR BATHROOM
  - GOOD SIZED GARDEN
- LARGE BRICK STORE/WORKSHOP TO REAR OF GARDEN
- BLOCK PAVED DRIVEWAY FOR TWO CARS WITH ELECTRIC CAR CHARGER POINT
  - CONVENIENT FOR LANGLEY GREEN TRAIN STATION

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Conveniently situated for Langley Green train station is this extended semi detached house with flexible accommodation. The property benefits from a well appointed re-fitted kitchen/diner and large brick store/workshop with pitched roof to rear garden.

Accommodation comprising: Enclosed porch, reception hall, cellar, kitchen/dining room, three reception rooms, inner hall ground floor bathroom, first floor landing, three first floor bedrooms, bathroom and loft conversion/attic bedroom. Double glazing as specified, gas boiler serving radiators, good sized rear/side garden, brick built store/workshop with pitched roof to top rear garden.

#### ENCLOSED PORCH (Front)

Minton style floor finish, obscure double glazed front door with double glazed window above, ornamental coving and ceiling rose. Single glazed door opening onto:

#### RECEPTION HALL (Inner)

Two panel radiators, Minton tile floor finish, staircase off to first floor landing, pantry, door opening onto cellar. Obscure double glazed door onto rear garden.

**LIVING ROOM (Front) 3.95m max x 4.45m max into bay**  
Double glazed bay window, vertical panel radiator, ornamental coving to ceiling, ornamental ceiling rose, electric fire with fire surround, wall lights.

#### SITTING ROOM (Rear) 3.30m max x 4.54m

Double glazed window, panel radiator, fire surround, electric fire, two wall lights, ornamental coving, ceiling rose.

#### WELL APPOINTED RE-FITTED KITCHEN/DINER 2.95m plus bay x 8.68m

Tiled floor finish, double glazed bay window and double glazed window to side, ornamental coving, ceiling roses, radiator, kitchen fitted with a range of base units with cupboards and drawers, complementary granite work tops with upstands, five ring gas hob with splashback, cooker hood above, double bowl 'Belfast' style sink with mixer tap, space for an American style fridge freezer, two cookers, wall mounted store cupboards at high level, plinth heater, integrated dishwasher, door opening onto:

#### HALL (Inner)

Tiled floor finish, ornamental coving to ceiling. Door opening onto:

#### GROUND FLOOR BATHROOM (Rear/side) 2.40m x 1.88m

Obscure double glazed window, extractor, heated towel rail, bath with shower attachment over shower, shower curtain, w.c. with push button flush, wash hand basin with mixer tap and vanity unit, storage cupboards at high level with mirror and down lighting. Walls tiled to full height.

#### DINING ROOM (Rear) 3.04m x 5.83m

Obscure double glazed door to side, double glazed windows, double glazed double doors onto rear garden, panel radiator, tiled floor finish. Coving to ceiling, cupboard with plumbing for washing machine, cupboard housing gas boiler. Access to roof space.

Staircase from reception hall leading to:

#### LANDING

Access to roof space, coving to ceiling, door opening onto bedroom three and bathroom. Stairs to main landing area.

#### BATHROOM

Obscure double glazed window, w.c. with push button flush, panel radiator, panel bath with shower attachment, extractor, wash hand basin with mixer tap and vanity unit, storage cupboards at high level with mirror and down lighting. Walls tiled to full height, shower curtain rail.

#### BEDROOM THREE 3.15m x 3.03m

Double glazed window, panel radiator, coving to ceiling.

#### MAIN LANDING (Front)

Store cupboard, door onto:

#### BEDROOM ONE (Rear) 3.14m 3.35m x 4.55m

Double glazed window overlooking garden, panel radiator, fitted wardrobes, coving to ceiling, light with fan.

#### BEDROOM TWO (Front) 3.18m (3.37m) x 3.60m

Coving to ceiling, two double glazed windows, panel radiator.

Staircase from main landing leading to:

#### LOFT CONVERSION/ATTIC BEDROOM

Two double glazed 'Facro' roof windows, panel radiator. AGENTS NOTE -The vendors are in the process of obtaining a completion statement to confirm the building work is complete and complies with building regulations.

#### REAR/SIDE GARDEN

The property benefits from a good sized garden with shaped lawn, border and raised border stocked with a variety of shrubs and plants. Block paved patio to side/rear of property, outside tap. gate giving access to front. Further patio area to top of garden and garden pond.

#### LARGE BRICK STORE/WORKSHOP WITH PITCHED ROOF

#### AREA 1 (Front) 2.96m x 4.13m

Double glazed window to front, single bowl single drainer sink, work top, storage, strip lights to ceiling, doors opening onto areas 2 and 3.

#### AREA 2 (Front) 1.77m x 4.14m

Double glazed window, strip light to ceiling, access to roof space.

#### AREA 3 4.90m x 4.11m

Strip lights to ceiling, extractor.

#### AGENTS NOTE

There is an electric car charger point located to the front driveway.

#### COUNCIL TAX BAND - A

#### 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. Carpets as fitted are included in the sale. Curtains and certain other items may be taken at a valuation to be agreed.

#### VIEWING:

Strictly by prior appointment via agents.

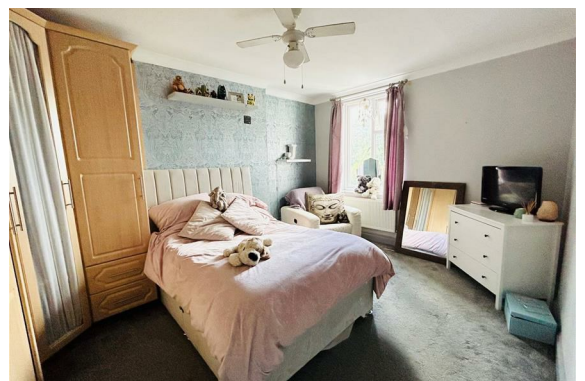
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In order to comply with Anti Money Laundering Regulations, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds 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.

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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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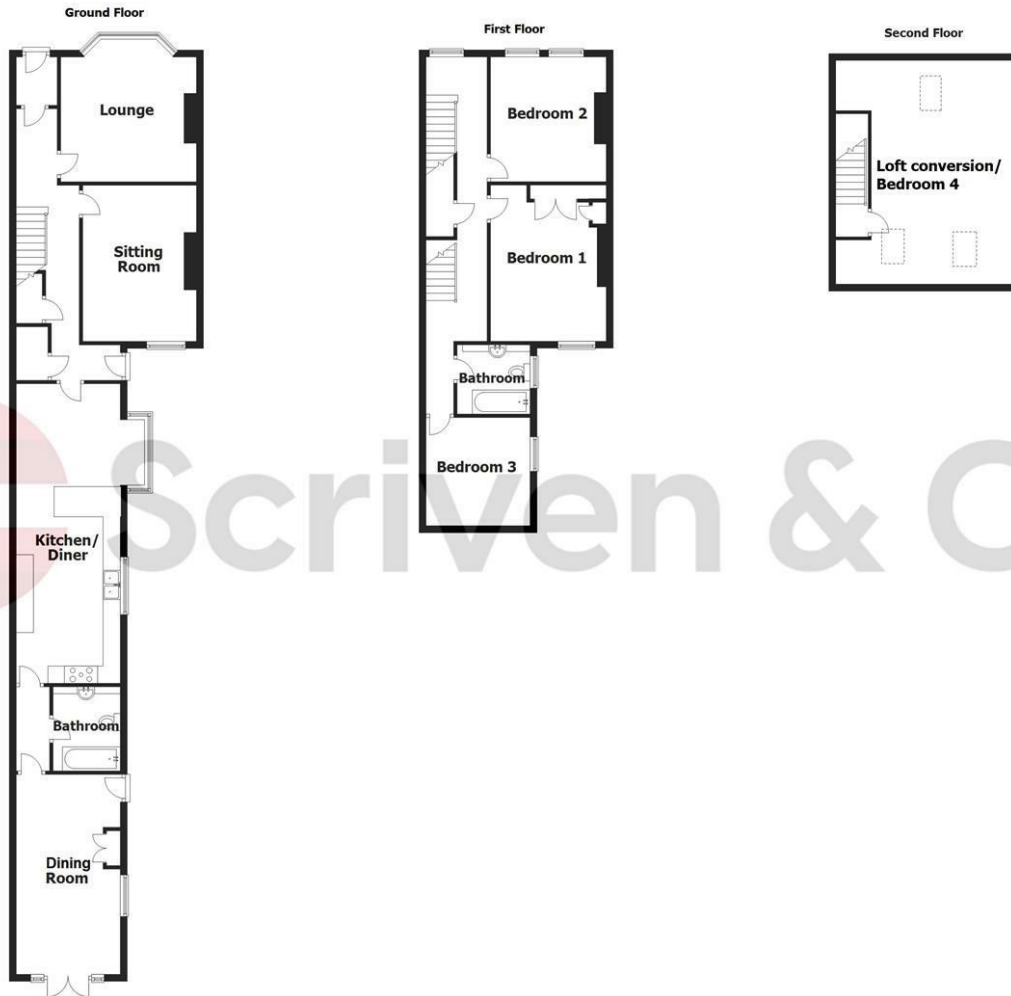


#### Important notices

**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.

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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 PlanItUp.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property Reference: 18065993