



66, Brook Road, Oldbury, B68 8AA

**Offers In The Region Of £260,000**

- EXTENDED SEMI DETACHED HOUSE
  - THREE BEDROOMS
  - EXTENDED KITCHEN/DINER
- GROUND FLOOR BATHROOM AND FIRST FLOOR W.C
  - GARAGE (ACCESSED VIA SHARED DRIVEWAY)
  - DRIVEWAY FOR TWO CARS
- ADDITIONAL PARKING SPACE WITH GATED ENTRANCE ACCESSED OFF ST MATHEWS ROAD

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A three bedroom semi detached house with ground floor bathroom and first floor W.C. The property has been extended on the ground floor to provide a kitchen diner. There is off road parking to front and a shared driveway leads to a garage. The property also benefits from an additional private drive with gated entrance (fronting St Matthews Road, this can also be accessed via foot from the rear garden)

Enclosed porch, entrance hall, living room, extended kitchen/diner, pantry, lobby, ground floor bathroom, first floor landing, three bedrooms, first floor w.c, garden store, garage, rear garden. Additional parking space with gated entrance (held on separate title). Gas boiler serving radiators, double glazing to windows as detailed. Driveway to front for two cars.

#### ENCLOSED PORCH (FRONT):

Tiled floor finish, double glazed door and double glazed windows, double glazed front door opening onto:

#### ENTRANCE HALL (INNER):

Panel radiator, staircase leading off to first floor landing with handrail. Door opening onto:

#### LIVING ROOM (FRONT): 4.24m x 3.33m plus bay

Panel radiator, double glazed bay window. Door opening onto:

#### EXTENDED KITCHEN/DINER (REAR): 6.27m max x 3.12m min (3.35m plus recess)

Wood effect floor finish, panel radiator, recessed spotlights to kitchen area, range of base units with cupboards and drawers, complementary worktops, plumbing for washing machine, slimline dishwasher, wall mounted storage cupboards at high level, cooker, four ring gas hob, central kitchen island with cupboards, double glazed window and double glazed door onto rear garden.

#### PANTRY (SIDE):

Double glazed window.

#### LOBBY AREA (SIDE):

Obscure double glazed window to side, wall mounted "Vaillant" boiler, coat hooks to wall, wall mounted storage cupboard. Door opening onto:

#### GROUND FLOOR BATHROOM (REAR): 2.60m max. x 1.77m max.

Obscure double glazed window, panel radiator, w.c. with pedestal wash hand basin, panelled bath, shower screen, shower over bath, walls to bath tiled to full height, further walls tiled to approximately half wall height, wall mounted mirrored cabinet.

Staircase from ground floor entrance hall leading to first floor:-

#### LANDING (INNER):

Obscure double glazed window to side, doors off.

#### BEDROOM 1 (REAR): 2.86m min. (3.22m max.) into wardrobes plus recess x 3.03m

Panel radiator, two double glazed windows, fitted wardrobes.

#### BEDROOM 2 (FRONT): 3.63m x 2.65m plus recess (2.28m)

Double glazed window, panelled radiator.

#### BEDROOM 3 (FRONT): 2.51m x 2.69m (max. measurements including bulkhead of staircase)

Double glazed window, panel radiator.

#### W.C (INNER):

Wood effect floor, w.c., wash hand basin with hot and cold tap and splashback.

GARAGE: 2.88m x 4.78m

GARDEN STORE: 1.95m x 4.09m

#### REAR GARDEN:

Block paved patio leading to shaped lawn.

AGENTS NOTE - The property benefits from an additional piece of land fronting St. Matthews Road with the provision for off road parking behind gated entrance. This is held on a separate title.

COUNCIL TAX BAND A

#### TENURE

We are verbally advised that 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.

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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 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.



## Property Information Links

Useful links for property information:

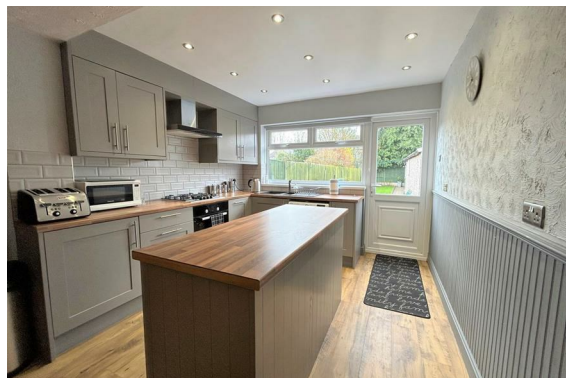
Find information about a property in England or Wales:

<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>



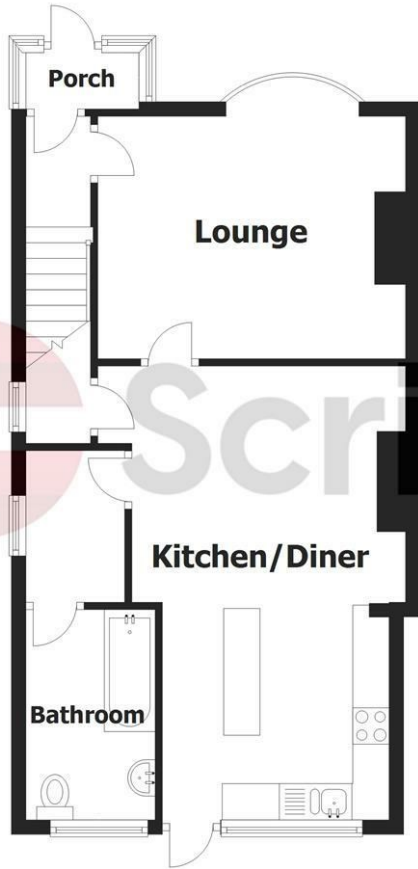
### Important notices

**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.

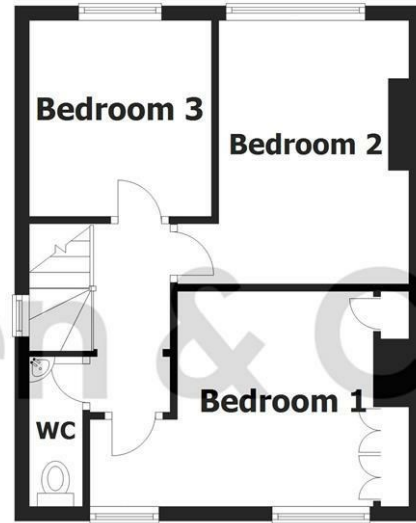
**VAT** : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

**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).

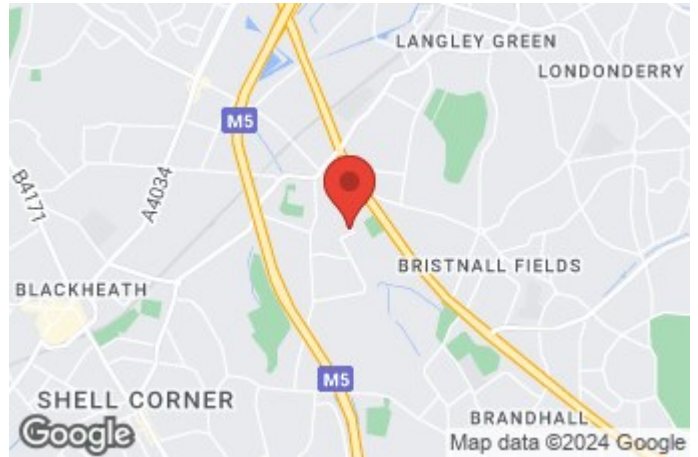
### Ground Floor



### 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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- Tel: 0121 422 4011
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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: 18591779