



88, Basons Lane, Oldbury, B68 9SJ

Offers In The Region Of £200,000

- LARGE VICTORIAN HOUSE WITH EXTENSIVE GARDEN
- TWO BEDROOMS (WITH POTENTIAL TO CREATE A THIRD)
 - TWO RECEPTION ROOMS
 - FIRST FLOOR BATHROOM
 - CELLAR
 - NO UPWARD CHAIN

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A two bedroom Victorian semi detached house with spacious accommodation. Bedroom one could be partitioned to create a third bedroom (subject to building regulation approval). The property is in need of modernisation but has potential. NO UPWARD CHAIN.

Entrance porch, reception hall, dining room, lounge, kitchen/diner, lean-to w.c., landing, two double bedrooms (bedroom one could be partitioned to create two bedrooms subject to Building Regulation approval), shower room, cellar, rear garden. Gas boiler serving radiators, double glazing to windows as detailed.

ENTRANCE PORCH (FRONT):

Obscure double glazed composite front door with obscure double glazed window above, coving to ceiling, electric meter, geometric "Minton" style tiled floor finish. Front door with leaded light panel above.

RECEPTION HALL (INNER):

Coving to ceiling, panel radiator, coat hooks to wall, staircase with handrails leading off to first floor landing.

DINING ROOM (FRONT): 3.00m max. (2.63m min.) x 3.63m plus bay

Double glazed bay window, open fire, panel radiator, ornamental coving to ceiling, ceiling rose, picture rail. Door opening onto:

CELLAR:

Single glazed window onto entry from top of opening. Steps down to cellar. (Agents Note: The cellar is currently full of bricks and rubble).

LOUNGE (INNER/REAR): 4.17m max. (3.81m min.) x 4.00m

Gas fire, double glazed window, panel radiator. Door opening onto:

KITCHEN/DINER (REAR): 7.97m max. x 1.66m min. (2.26m max.)

Tiled floor finish, panel radiator, three double glazed windows. Door opening onto lean to. The kitchen is fitted with base units with cupboards and drawers, complementary worktops, single bowl single drainer stainless steel sink with hot and cold taps, base units with cupboards and drawers, plumbing for washing machine, wall mounted store cupboards at high level, store cupboard with shelving.

LEAN TO:

Gate onto courtyard, gate onto rear garden.

W.C.:

W.C. with low level flush, cold water tap.

Staircase from reception hall leading to first floor:-

LANDING: (INNER)

Access to roof space, storage cupboard.

BEDROOM 1 (FRONT): 4.15m max. (3.77m min.) x 3.62m
Two double glazed windows, panel radiator. (Agents Note:

Bedroom 1 could be partitioned to create two bedrooms subject to Building Regulations approval).

BEDROOM 2 (REAR): 2.95m max. (2.59 min.) x 4.04m
Double glazed window, panel radiator, picture rail.

SHOWER ROOM: (REAR) 2.02m x 3.92m (maximum overall measurements)

Obscure double glazed window, panel radiator, w.c., pedestal wash hand basin, store cupboard, shower cubicle, shower cubicle is tiled to full height, cupboard housing gas boiler.

Outside:-

COURTYARD - We have been advised there is a disused pump and well. Gate giving access to shared entry.

REAR GARDEN:

The property enjoys the benefit of an extensive rear garden with pathway to top of garden, lawn, fencing and brick wall.

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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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.

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>

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:

Important notices

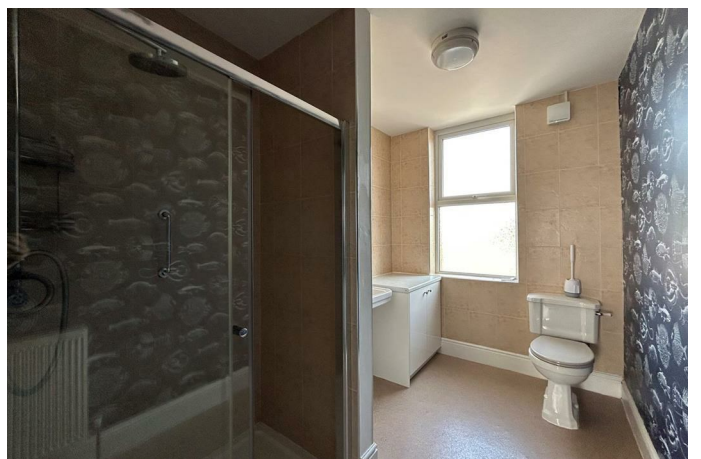
The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	66	80
England & Wales		EU Directive 2002/91/EC

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