



22, Shrublands Avenue, Oldbury, West Midlands, B68 0PP

Offers In The Region Of £235,000

- EXTENDED SEMI-DETACHED HOUSE
- SITUATED IN A CUL-DE-SAC LOCATION
- THREE BEDROOMS AND BATHROOM
 - EXTENDED KITCHEN/DINER
- THROUGH LOUNGE AND CONSERVATORY
- EXTENSIVE REAR GARDEN WITH GARAGE/STORE
 - OFF ROAD PARKING

All Buildings Great & Small



RICS
Regulated by RICS

arla naea
propertymark



intertek
ISO 9001:2015

OnTheMarket rightmove



An opportunity to acquire an extended three bedroom semi-detached house situated in a cul-de-sac location. The property benefits from an extensive rear garden and garage/store to rear.

Reception hall, understairs store cupboard, through lounge, extended kitchen/diner, conservatory, landing three bedrooms, bathroom, extensive rear garden with garage/store . Gas boiler serving radiators. Double glazing to windows as detailed.

RECEPTION HALL (FRONT):

Double glazed composite front door, panel radiator, double glazed window to side, wood effect floor finish, staircase with handrail leading off to first floor, store cupboard opening off under stairs.

THROUGH LOUNGE:

Comprising:

LOUNGE AREA (FRONT): 3.16m max. (2.79m min.) x 4.03m plus bay

Double glazed bay window, panel radiator, electric fire with fire surround, archway onto:

DINING AREA (REAR): 2.70m x 2.44m

Panel radiator, single glazed sliding door onto:

CONSERVATORY (REAR): 2.19m x 4.71m max.

Panelled wood floor finish, double glazed windows and double glazed double doors onto rear garden.

EXTENDED KITCHEN/DINER (REAR): 2.41m (3.18m max.) x 3.84m

Panel radiator, double glazed window, wood effect floor finish. The kitchen is fitted with a range of base units with cupboards and drawers, complementary worktops, tiled splashbacks, ceramic bowl and a half single drainer sink with h & c mixer tap, space for cooker with stainless steel extractor above, plumbing for washing machine, wall mounted "Worcester" boiler, wine rack, plumbing for slimline dishwasher, space for fridge/freezer.

Staircase from ground floor reception hall leading to first floor accommodation:-

LANDING (INNER):

Double glazed window to side, access to roof space, coving to ceiling.

BEDROOM 1 (FRONT): 2.73m min. (3.15m max. into wardrobe) x 3.10m

Double glazed window, panel radiator, fitted wardrobe.

BEDROOM 2 (REAR): 3.40m x 2.87m

Panel radiator, double glazed window, coving to ceiling.

BEDROOM 3 (REAR): 2.45m x 1.98m

Double glazed window, panel radiator.

BATHROOM (FRONT): 2.05m x 1.67m (max.

measurements including part of bulkhead of stairs)

Panel radiator, double glazed window, w.c., pedestal wash

hand basin, corner shower cubicle with electric shower, walls tiled to full height, tile effect floor finish, towel rail.

Outside:-

REAR GARDEN:

The property benefits from an extensive rear garden with patio area and steps down to pond. Shaped lawn, greenhouse, borders stocked with shrubs, plants and trees.

REAR GARAGE/STORE (Not measured)

With access via shared driveway with gated entrance.

AGENTS NOTE - The vendor currently uses the former garage as a garden store as the shared driveway is very overgrown and therefore it is difficult for vehicular access.

COUNCIL TAX BAND B

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. Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. It is the clients' or buyers' decision whether to choose to deal with any of the referral companies. Should the client or a buyer decide to use any of 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

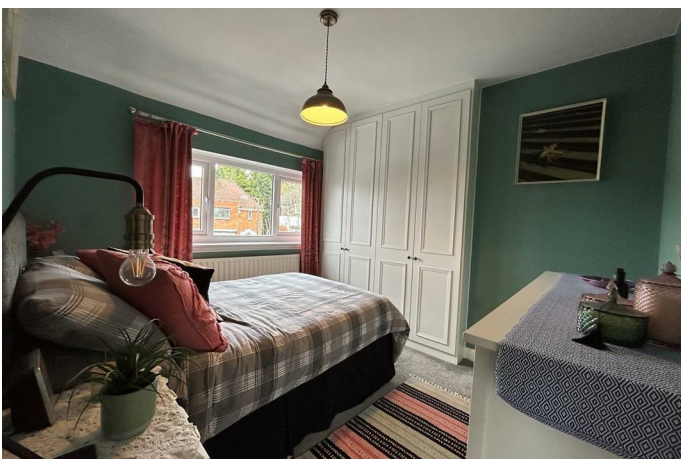
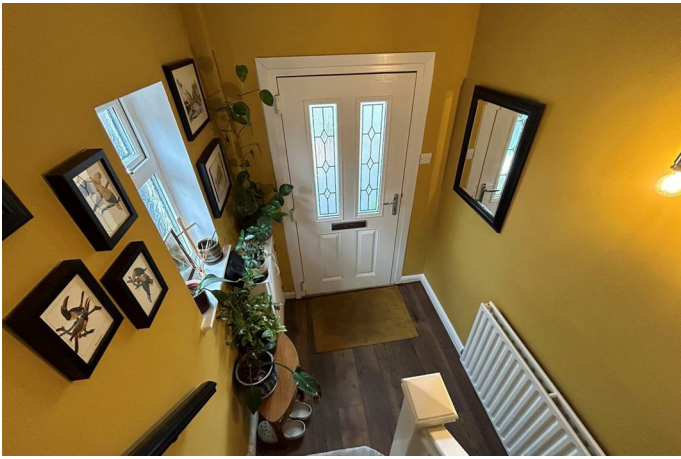
The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown 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.

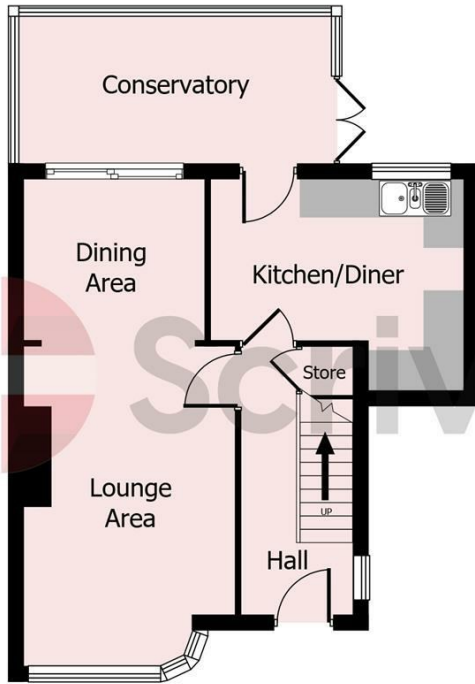
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any 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).



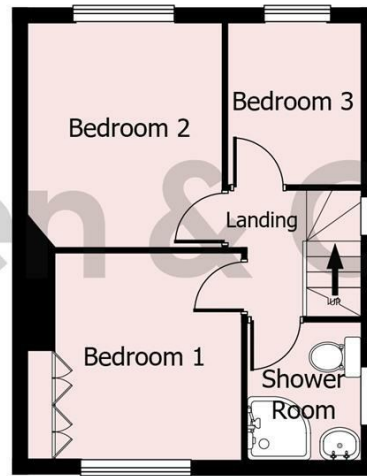








Ground Floor



First Floor

Not to scale. This floor plan is for illustration purposes only. The position and size of doors, windows and other features are approximate.



- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(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: 18578420