



38, Beechwood Road, Smethwick, B67 5EQ

Offers In The Region Of £400,000

- LARGE TRADITIONAL TERRACED HOUSE
- DELIGHTFUL EXTENSIVE REAR GARDEN WHICH BACKS ONTO LIGHTWOODS PARK
 - CONVENIENT FOR WARLEY WOODS AND GOLF COURSE
 - TWO RECEPTION ROOMS
 - THREE BEDROOMS
- FIRST FLOOR BATHROOM WITH SHOWER CUBICLE AND ADDITIONAL GROUND FLOOR SHOWER ROOM
- OFF ROAD PARKING TO FRONT FOR TWO CARS

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Conveniently situated for Warley Woods is this large three bedroom traditional terraced house with delightful, extensive rear garden which backs onto Lightwoods Park. The property benefits from off road parking to front.

Enclosed porch, reception hall, lounge, dining room, kitchen, ground floor shower room, landing, three bedrooms, bathroom with shower cubicle. Delightful extensive rear garden. Gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (FRONT):

Double glazed composite front door, double glazed windows, tiled floor finish, electric point, composite door with obscure double glazed panels onto:

RECEPTION HALL (INNER): 1.65m x 5.12m (max. measurements including width of staircase)
Herringbone wood block floor finish, obscure double glazed panel with leaded light effect onto enclosed porch, telephone point, recessed spotlights to ceiling, coving to ceiling, staircase leading off to first floor landing. Useful store cupboard opening off under stairs.

KITCHEN (REAR): 3.17m max. (1.76m min.) x 2.97m min. (4.70m max.) plus recess

Recessed spotlights to ceiling, double glazed window overlooking rear garden, panel radiator, tiled floor finish, range of base units with cupboards and drawers, complementary worktops with tiled splashbacks, post formed bowl and a half single drainer sink with mixer tap, wall mounted "Worcester" boiler, plumbing for dishwasher and washing machine, space for fridge, space for condenser dryer, four ring gas hob, cooker hood above, double oven, wall mounted store cupboards at high level, obscure double glazed door opening onto rear garden.

DOWSTAIRS SHOWER ROOM (REAR): 1.60m max. (0.9m min.) x 2.88m

Obscure double glazed window, recessed spotlights, extractor, tiled floor finish, heated towel rail, wash hand basin with vanity unit, shower cubicle with electric shower, walls to shower tiled to full height.

DINING ROOM (REAR): 3.02m min. (3.94m max.) x 3.51m max. (2.57m min.)

Double glazed window, panel radiator, coving to ceiling, ceiling rose, feature fireplace. Double glazed French doors onto garden.

LOUNGE (FRONT): 3.65m plus bay x 3.39m min. (3.63m max.)

Panel radiator, double glazed bay window, coving to ceiling, ceiling rose, feature fireplace

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

LANDING:(Inner)

Recessed spotlights to ceiling, storage cupboard over staircase, access to roof space. Doors off:

BEDROOM 1 (REAR): 3.94m max. (3.03m min.) x 4.11m

max. (3.16m min.)

Double glazed window, panel radiator.

BEDROOM 2 (FRONT): 3.62m plus bay x 3.73m max. (3.36m min.)

Double glazed bay window, panel radiator.

BEDROOM 3 (FRONT): 2.14m x 2.63m

Panel radiator, double glazed window.

BATHROOM WITH SHOWER CUBICLE: 1.70m plus recess x 2.42m

Tile effect floor finish, obscure double glazed window, panel radiator, W.C. with concealed flush, extractor, wall mounted mirror cabinet to wall, wash hand basin with vanity unit and mixer tap, panelled bath with mixer tap, shower cubicle with dual shower fitting, walls to shower cubicle part tiled.

REAR GARDEN:

The property benefits from a delightful rear garden which backs onto Lightwoods Park. Block paved area and outside tap, raised decked area, garden pond, extensive lawns, borders, garden sheds and greenhouse.

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

Extra Services & AML

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

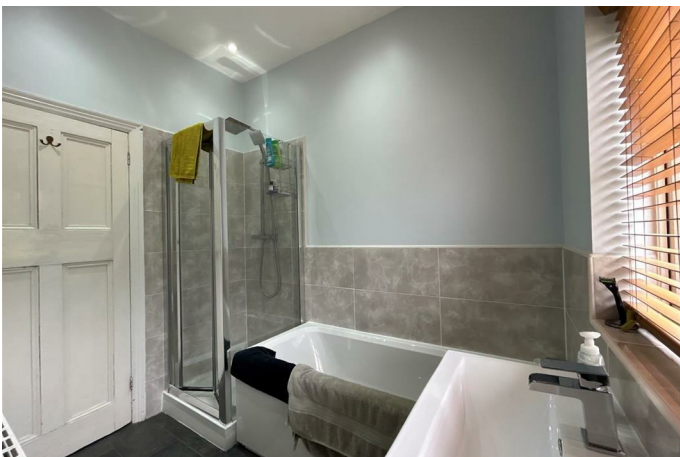
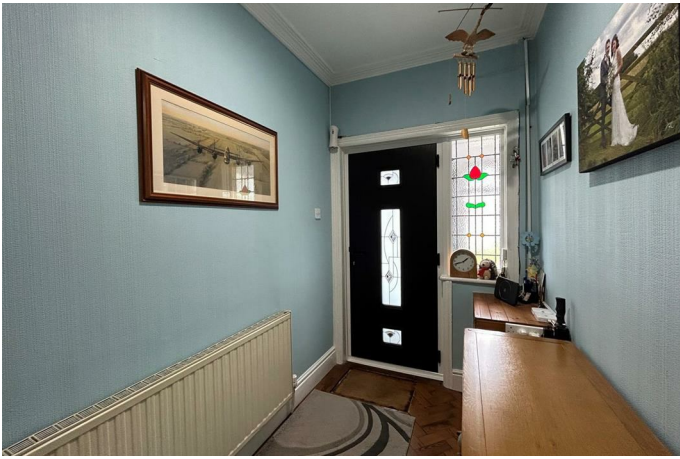
The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown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





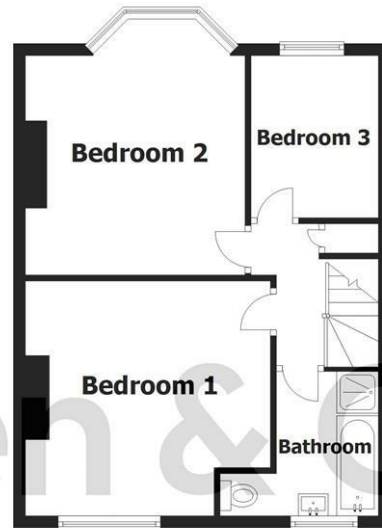




Ground Floor



First Floor



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		86
(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: 18637097