



5, Aldridge Road, Oldbury, B68 0HA

**Offers In The Region Of £210,000**

- SEMI DETACHED HOUSE WITH OFF ROAD PARKING
  - MODERN KITCHEN
  - TWO RECEPTION ROOMS
  - THREE BEDROOMS
- TIERED REAR GARDEN WITH PATIO & LAWN
  - NO UPWARD CHAIN

All Buildings Great & Small



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An opportunity to acquire a three bedroom semi detached house with off road parking. NO UPWARD CHAIN.

Accommodation comprising, enclosed porch, reception hall, under stairs store, kitchen, lounge, dining room, landing, three bedrooms, bathroom, tiered rear garden, gas boiler serving radiators. Single glazing to the majority of windows.

#### ENCLOSED PORCH (front)

Double glazed door and double glazed windows, tiled floor finish. Double glazed front door opening onto

#### RECEPTION HALL (inner)

Panel radiator, single glazed window to side. Staircase off to first floor landing. USEFUL STORAGE CUPBOARD opening off under stairs with tiling and single glazed window to side.

#### DINING ROOM (front) 3.79m (3.45m) x 3.09m (3.63m max into bay)

Single glazed bay, coving to ceiling, panel radiator.

#### LOUNGE (rear) 3.46m (3.09m) plus door recess x 3.82m

Coving to ceiling, single glazed window onto rear garden, gas fire.

#### KITCHEN (rear) 2.21m x 2.47m

Tiled floor finish, double glazed window and double glazed door onto rear garden, base units with cupboards and drawers, complementary worktops, integrated fridge and freezer, 'Beko' washing machine, tumble dryer, bowl and half single drainer sink with mixer tap, 'Beko' double oven, 'four' ring electric hob with cooker hood above, wall mounted storage cupboards at high level, walls part tiled.

Staircase from ground floor leading to

#### FIRST FLOOR LANDING (inner/side)

Single glazed window to side, access to roof space with pull down ladder.

#### BEDROOM ONE (rear) 'L' shaped 2.93m x 3.49m (3.85m max) plus 1.91m (2.48m max) x 0.89m

Panel radiator, single glazed window, fitted wardrobe with hanging rail, built in store cupboard with hanging rail.

#### BEDROOM TWO (front) 3.03m (3.38m max into wardrobe) x 3.09m

Single glazed window, panel radiator, built in wardrobes.

#### BEDROOM THREE (front) 3.13m x 2.37m max.

(maximum measurements including bulk head of staircase) fitted wardrobe, panel radiator, single glazed window.

Built in storage cupboard over bulkhead of staircase.

#### BATHROOM (rear) 1.89m x 2.31m

Panel radiator, single glazed window, w.c. with push button flush, 'P' shaped bath, shower screen, shower over bath, pedestal wash hand basin with mixer tap, walls to bath tiled to full height.

#### TIERED REAR GARDEN

Patio area with steps up to lawn, stone chipped area, further patio area, brick built store, garden shed, patio area giving access to front, cold water tap.

Council Tax Band B

#### 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.

#### VIEWING:

Strictly by prior appointment via agents.

#### REVISION 1 GTS 20/05/24

#### 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.



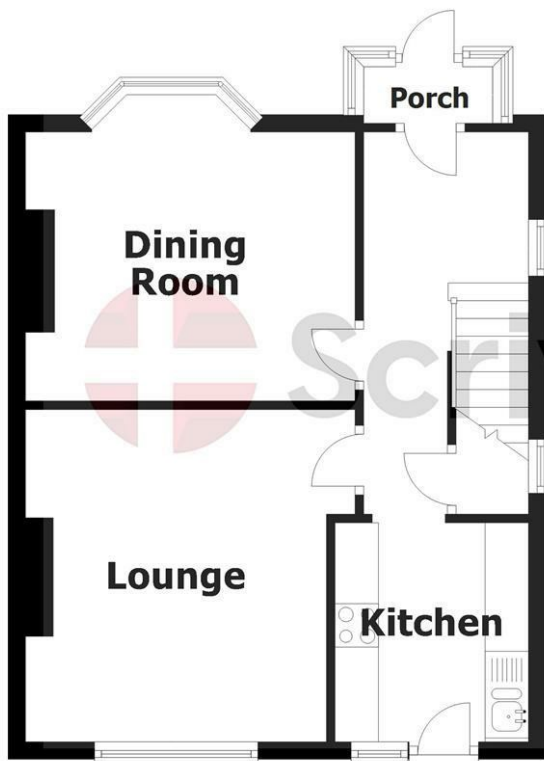
#### Important notices

**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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- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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: 18573916