



5, Johnsons Grove, Oldbury, B68 0DU

Offers In The Region Of £220,000

- TWO BEDROOM BUNGALOW
- LOCATED IN CUL-DE-SAC LOCATION
- LOUNGE & CONSERVATORY
- OFF ROAD PARKING & SMALL GARAGE
- GUEST WC & BATHROOM
- NO UPWARD CHAIN

All Buildings Great & Small



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Situated in a cul-de-sac location convenient for bus routes to the city centre from Castle Road West and Hagley Road West is this two bedroom bungalow with conservatory. NO UPWARD CHAIN.

Accommodation comprising entrance hall, WC, kitchen, lounge, inner hall, cupboard housing hot water cylinder, two bedrooms, bathroom, conservatory, small garage with restricted width (not suitable for a car), rear garden, gas boiler serving radiators, double glazing to windows as detailed.

ENTRANCE HALL (inner)

Obscure double glazed front door, coving to ceiling, door opening onto

WC (front)

WC with push button flush, wash hand basin with hot and cold tap, tiled splash back, wood effect floor, obscure double glazed window.

KITCHEN (front/side) 2.96m x 2.26m

Double glazed window, obscure double glazed door, panel radiator, tile effect floor finish, base units with cupboards and drawers, worktops, plumbing for washing machine, cooker, four ring electric hob, single bowl single drainer stainless steel sink with mixer tap, wall mounted store cupboards at high level, tiled splashback to work surface areas, space for fridge, strip light to ceiling.

LOUNGE (front) 3.22m x 4.94m

Double glazed bow window, two panel radiators, coving to ceiling, fire with fire surround, (agents note – gas connection to fire is capped and is therefore not in working order).

INNER HALL (inner)

Access to roof space, cupboard housing hot water cylinder.

BEDROOM ONE (rear) 2.87m (2.03m) x 3.58m (2.59m)

Double glazed door and double glazed window onto conservatory. Panel radiator.

BEDROOM TWO (rear) 2.41m x 2.63m

Double glazed window, panel radiator.

BATHROOM (side) 1.68m x 2.01m

Obscure double glazed window, panel radiator, panel bath with shower over, pedestal wash hand basin, WC, walls to bath tiled to full height.

CONSERVATORY (rear)

Double glazed windows and double glazed double doors onto rear garden, panel radiator,

REAR GARDEN

Enclosed with fencing,

GARAGE (side) 2.16m x 4.87m AGENTS NOTE - The garage and the access to the garage has a restricted width and is therefore not suitable for a car.
Glow-worm gas boiler

COUNCIL TAX BAND D

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.

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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).





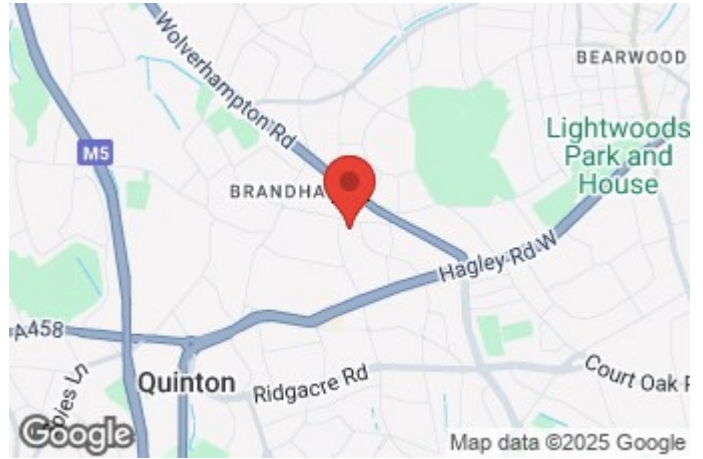




First Floor



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
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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