



53, Redwood Road, Kinver, DY7 6JP

Price: Offers in the region of £265,000

- A WELL PRESENTED MID TERRACED HOUSE
 - TWO BEDROOMS
- LOUNGE, FITTED KITCHEN WITH HOST OF APPLIANCES
- GARDEN ROOM OPENING TO TERRACE AND GARDEN
 - FREEHOLD
 - TWO PARKING SPACES
 - GAS BOILER HEATING RADIATORS
- INTERNAL INSPECTION RECOMMENDED

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An opportunity to acquire a mid-terraced house offering tastefully presented double glazed accommodation, Reception hall, Lounge opening onto garden room and archway to quality fitted kitchen with host of appliances, two bedrooms, bathroom with shower over bath, gas boiler heating radiators, two car parking spaces and pleasant enclosed gardens to rear.

The accommodation is planned on two floors and approached from the front door entrance, Reception hall with cupboards opening off.

LOUNGE 3.81m x 4.31m

With focal point fireplace with gas fire, staircase leading off with recess beneath with window to fore garden, double doors leading into garden room, also with arch way at the side leading to the kitchen, panel radiator.

QUALITY FITTED KITCHEN (front) 3.83m x 2.87m

With extensive range of base units with complementary work surfaces, display cabinets with a range of drawers beneath, oven unit housing NEF electric oven, Hotpoint hob, cabinets concealing "Hot Point" dishwasher, fridge and freezer, range of recess spotlights to ceiling, window with aspect onto fore garden. Tiled floor finish, recess housing Miele classic washing machine. Radiator.

GARDEN ROOM (rear) 2.66m x 6.8m

The conservatory has been upgraded with a solid roof. Windows lookout onto gardens, double doors leading to paved terrace, recessed spotlights to ceiling, two panel radiators.

The accommodation on the first floor is approached from the staircase leading from the lounge and comprises of:

LANDING

With window to fore garden.

BEDROOM 1 (rear) 3.61m x 2.82m

Recessed wardrobe with double doors, storage cupboard at side housing gas fired boiler, radiator.

BEDROOM 2 (rear) 3.62m x 2.21m

Panel radiator

BATHROOM 2.51m x 1.55m

Panel bath with shower above, WC with low level flush, wash hand basin, walls finished in ceramics, medicine cabinet to wall, mirror to wall above basin, towel ring. Panel radiator.

REAR GARDEN

The property has an enclosed landscaped rear garden which comprises raised terrace with steps leading to lawn area. The garden is enclosed with fencing and a mature hedgerow. A gateway at the side provides pedestrian access back to Redwood Road. A timber-built garden shed is also provided (The garden ornaments and garden furniture are excluded from the proposed sale)

TENURE

We understand that the property is Freehold and two parking spaces are provided, one immediately in front of the property and the other to the far side of the neighbouring property as detailed on the enclosed plan. A bin store is provided at the front of the property. A right of pedestrian access is provided from the rear garden into Redwood Road.

SERVICES

Mains gas, water and electricity are available. A gas boiler heats water filled panel radiators and provides domestic hot water.

FIXTURES AND FITTINGS

All items, unless mentioned in the details, are excluded from the proposed sale. However, fitted carpets will be included.

NOTE

In accordance with the estate agency act notice is given that the owner of the property is now deceased and was related to two of the directors of Scriven and Co. One of the executors is also currently employed by Scriven & Co.

Viewing STRICTLY by prior appointment via agents who will accompany prospective purchasers around the property.

COUNCIL TAX BAND C

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.

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>



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.

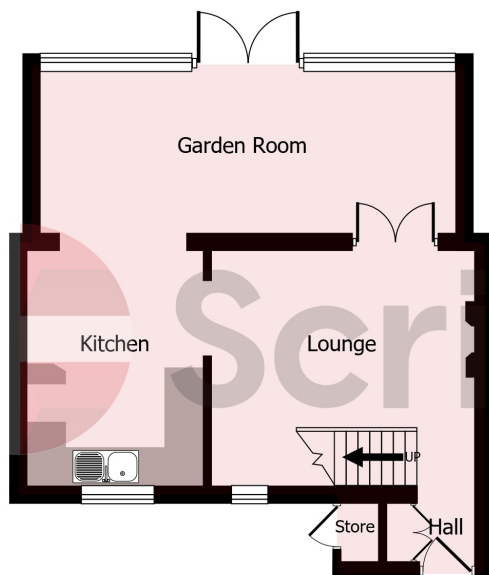
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

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.

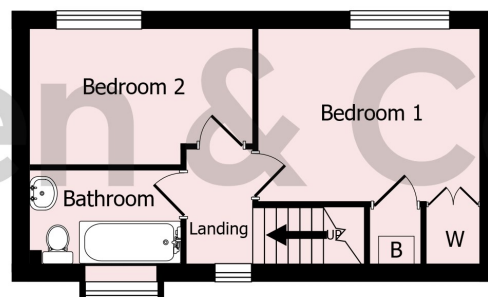
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any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

ISO 9001:2015 : The management system of Scriven & Co has been registered by Intertek as conforming to the requirements of ISO 9001:2015, applicable to Estate Agency Services—Valuations, sales, lettings and letting management of commercial and residential properties. (REV03:09/23).



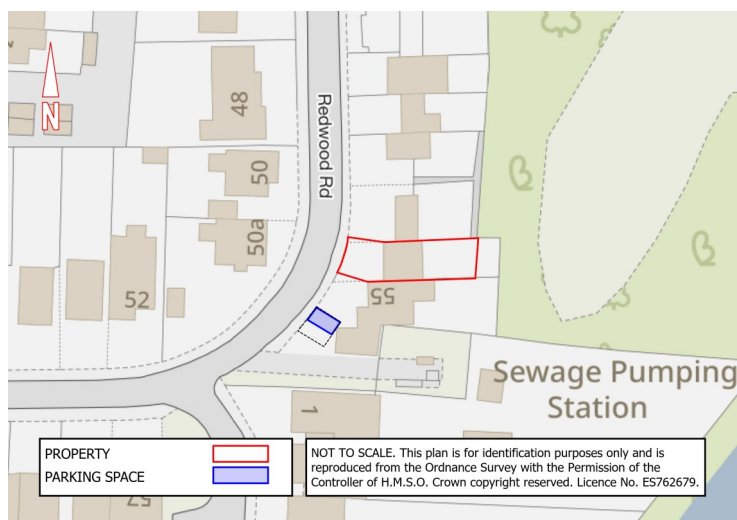


Ground Floor



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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		