



83, Holly Lane, Smethwick, B67 7LD

Offers In The Region Of £300,000

- EXTENDED SEMI DETACHED HOUSE WITH FOUR BEDROOMS
- FRONTING HOLLY LODGE HIGH SCHOOL PLAYING FIELDS
 - TWO RECEPTION ROOMS
- IN NEED OF MODERNISATION BUT HAS POTENTIAL
 - LARGE GARAGE
 - NO UPWARD CHAIN

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An extended four bedroom semi detached house which fronts Holly Lodge High School playing fields. The property is in need of some modernisation and improvement but has potential.

Accommodation comprising enclosed porch, reception hall, pantry, lounge, dining room, kitchen, landing, central landing, four bedrooms (one with WC), shower room, gas boiler serving radiators. Rear garden. No upward chain.

ENCLOSED PORCH (front)

Double glazed front door and double glazed windows, recessed spotlights to ceiling, front door with leaded light panel opening onto

RECEPTION HALL (inner)

Panel radiator, staircase off to first floor landing, timber framed leaded light window onto enclosed porch, 'Geometric' Minton tiled style floor.

PANTRY (inner)

Opening off under stairs, single glazed window onto garage

LOUNGE (front) 3.64m (max) (3.34m) x 3.94m plus bay (4.49m max into bay)

Double glazed bay window, ornamental ceiling rose, coving to ceiling, two panel radiators, gas fire with fire surround.

DINING ROOM (rear) 3.63m x 3.04m

Electric fire with fire surround, double glazed window and double glazed door onto rear garden, picture rail, panel radiator,

KITCHEN (rear) 2.24m max (plus recess), narrowing to 1.18m x 3.39m

Tiled floor, timber framed single glazed window onto rear veranda, base units with cupboards and drawers, worktops, bowl and a half single drainer sink with mixer tap, space for cooker, store cupboards at high level, single glazed door opening onto garage.

Staircase from ground floor reception hall leading to

LANDING (inner)

Steps to bedroom two and main landing

BEDROOM TWO (front to rear) 7.22m x 2.41m narrowing to 1.34

Panel radiator, timber framed double glazed window to front and rear, sliding door onto WC

WC (rear)

Obscure single glazed timber framed window, WC with push button flush.

MAIN LANDING (inner)

Walk in cupboard housing Ideal gas boiler,

BEDROOM ONE (front) 3.95m (4.49m) x 3.34m

Panel radiator, double glazed bay window, fitted wardrobes,

BEDROOM THREE (rear) 3.64m x 3.02m

Panel radiator, timber framed single glazed window with secondary glazing, picture rail, fitted wardrobe,

BEDROOM FOUR (rear) 2.28m x 2.59m

Storage cupboard at high level, access to roof space, timber framed window with secondary glazing,

BATHROOM (front) 2.25m x 1.83m (maximum measurements including bulk head of staircase)

Obscure double glazed window, panel radiator, shower cubicle with electric shower, wash hand basin, WC with push button flush, walls tiled to full height,

GARAGE 2.43m max (2.25m) x 7.61m (The garage leads onto the rear veranda)

Strip lights to ceiling, electric meter, gas meter, double doors to front,

REAR VERANDA 5.36m x 1.57m (1.78m)

Single glazed roof (damaged in places), single glazed windows onto rear garden, sink, plumbing for washing machine. Double doors opening onto

GARDEN STORE (rear)

Single glazed windows,

REAR GARDEN

The property benefits from a good sized garden with patio area onto shaped lawn, outside tap, two garden sheds, gate giving access to top of garden with garden pond (not currently used).

COUNCIL TAX BAND C

REVISION 1 GTS/ELD 09.04.2025

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.

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.

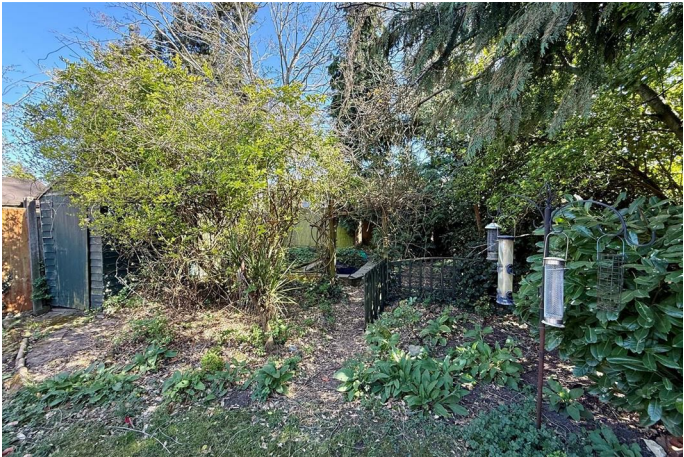
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

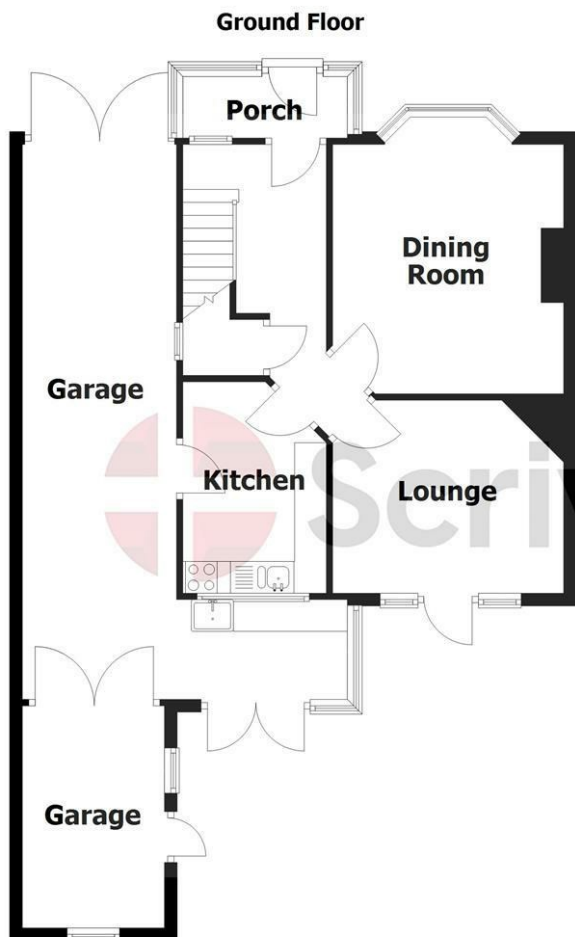
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any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



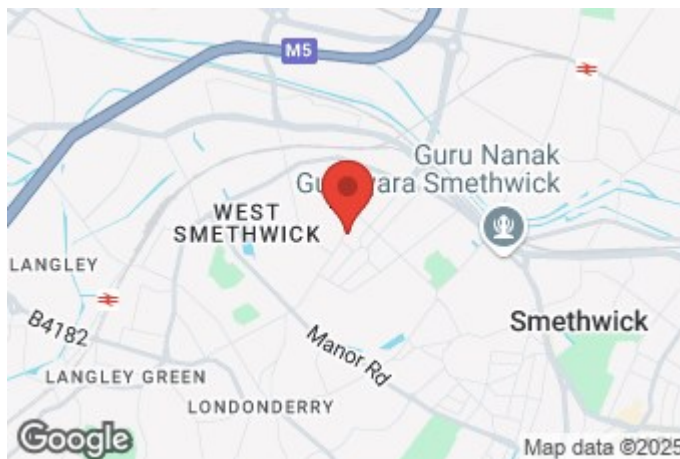








This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Property Reference: 18662806