



41, Woodgreen Road, Oldbury, B68 0DE

Offers In The Region Of £350,000

- TASTEFULLY PRESENTED SPACIOUS SEMI DETACHED HOUSE
 - THREE BEDROOMS
 - TWO RECEPTION ROOMS AND CONSERVATORY
 - DOWNSTAIRS WC AND FIRST FLOOR SHOWER ROOM
- DELIGHTFUL REAR GARDEN WITH SUNNY ASPECT HAVING PATIO ONTO LAWN AND SUMMER HOUSE
 - LARGE BLOCK PAVED DRIVEWAY TO FRONT WITH BORDER
- CONVENIENT FOR A HOST OF AMENITIES ON HAGLEY ROAD WEST AND BUS ROUTES

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Conveniently situated for a host of amenities and bus routes is this tastefully presented, spacious, three bedroom semi detached house with a delightful rear garden.

Accommodation comprising enclosed porch, reception hall, walk in cloaks cupboard, downstairs WC, lounge, dining room, conservatory, kitchen, utility, landing, three bedrooms, shower room, garage/store, gas boiler serving radiators, double glazing to windows as detailed. Delightful rear garden with patio and lawn having sunny aspect and summerhouse.

ENCLOSED PORCH (front)

Double glazed double doors, tiled floor finish, double glazed front door and obscure double glazed window onto

RECEPTION HALL (inner)

Panel radiator, staircase off to first floor landing, picture rail,

WALK IN STORE CUPBOARD (inner)

Obscure double glazed window to front, coat hooks to wall, shelving/shoe racks at high level.

DOWNSTAIRS WC (side)

Tiled floor finish, obscure double glazed window to side, recessed spotlights to ceiling, heated towel rail, WC, wash hand basin with vanity unit and mixer tap, tiled splashback, store cupboard opening off under stairs with shelving and electric meter.

KITCHEN (rear) 3.46m x 1.96m

Double glazed window, vertical panel radiator, tiled floor finish, base units with cupboards and drawers, worktops with tiled splashbacks, wall mounted store cupboards at high level, Bosch cooker, four ring gas hob, cooker hood above, stainless steel splashback, single bowl single drainer stainless steel sink with mixer tap, pull out larder unit, integrated dishwasher, coving to ceiling, obscure double glazed door onto

UTILITY (side) 3.49m x 1.91m

Panel radiator, tiled floor finish, wall mounted Worcester gas boiler, worktop with drawers, wine chiller, integrated fridge and freezer, pull out larder unit, utility cupboard with tiled floor, plumbing for washing machine, shelving, walls tiled, double glazed door onto rear garden. Door onto garage/store.

LOUNGE (front) 3.81m plus bay x 3.32m max

Double glazed bay window, panel radiator, gas fire with feature fire place, coving to ceiling,

DINING ROOM (rear) 3.32m max x 3.78m plus bay (4.76m to double glazed doors)

Panel radiator, coving to ceiling, gas fire with fire surround, double glazed double doors onto

CONSERVATORY (rear) 4.61m x 2.71m

Tiled floor finish, double glazed windows and double glazed double doors onto rear garden, panel radiator, underfloor heating,

Staircase from reception hall leading to

FIRST FLOOR LANDING (inner/side)

Picture rail, doors off

BEDROOM ONE (front) 3.80m plus bay x 3.35m

Double glazed bay window, panel radiator, picture rail.

BEDROOM TWO (rear) 3.78m plus bay (4.77m into bay) x 3.34m

Double glazed bay window, panel radiator, picture rail

BEDROOM THREE (front) 2.73m x 1.96m

Double glazed window, panel radiator, access to roof space with pull down ladder,

SHOWER ROOM (rear) 1.68m x 1.68m plus recess

Tiled floor finish, walls tiled, spotlights to ceiling, heated towel rail, WC, wash hand basin with vanity unit and mixer tap, mirror to wall, shower enclosure with dual shower fitting, extractor, obscure double glazed windows to rear and side.

GARAGE/STORE 2.29m x 4.27m to door (Not suitable for a car)

Tile effect floor finish, door to front, worktop, space for fridge and condenser dryer,

REAR GARDEN

The property benefits from a delightful rear garden with sunny aspect, having large patio onto shaped lawn. Summer house, flower beds, fencing.

COUNCIL TAX BAND C

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 a Removals and Storage Company. It is the clients' or buyers' decision whether to choose to deal with the Removals and Storage Company. Should the client or a buyer decide to use the Removals and Storage Company the client or a buyer should know that the agent receives a referral fee to the value of £70 plus VAT 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.

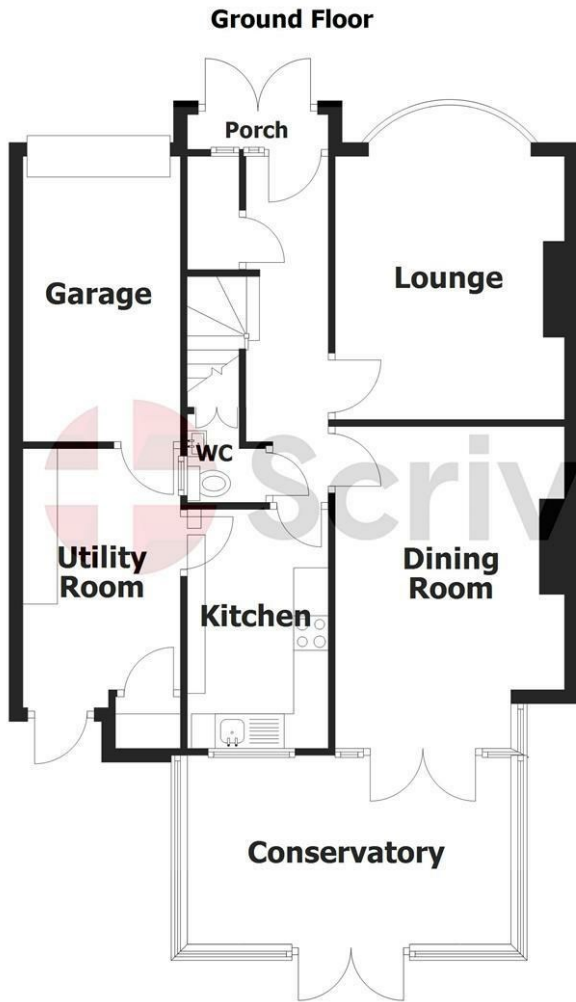
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any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











- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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	