Scriven & Co.

Est. 1937

Residential Sales

9, Dale Street, Smethwick, B66 4HY

Offers In The Region Of £230,000

- SPACIOUS TERRACED HOUSE WITH THREE BEDROOMS
- TWO RECEPTON ROOMS AND GROUND FLOOR BATHROOM
- CELLAR AND BOARDED ROOF SPACE
- LOW MAINTENANCE REAR GARDEN WITH ARTIFICIAL GRASS
- ON STREET PARKING
- NO UPWARD CHAIN

An opportunity to acquire a tastefully presented three bedroom terraced house with spacious accommodation.

Accommodation comprising reception hall, lounge, inner lobby, dining room, kitchen, ground floor bathroom, landing, three bedrooms, boarded roof space, cellar, rear garden, gas boiler serving radiators, double glazing to windows as detailed.

RECEPTION HALL (inner)
Front door, tiled floor finish, coving to ceiling, door opening onto inner lobby area.

LOBBY AREA (inner)
Tiled floor finish, coat hooks, door opening onto cellar.

CELLAR
Steps down,

LOUNGE (front) 3.82m max x 3.38m plus bay
Double glazed bay window, panel radiator, open fire, coving to ceiling, picture rail, fitted storage unit,

DINING ROOM (rear) 3.42m x 4.93m maximum measurements including raised area
Panel radiator, coving to ceiling, picture rail, log burner, sliding double glazed door onto rear garden. Staircase leading off to first floor. Multi panel single glazed door opening onto

KITCHEN (rear) 2.22m x 4.82m
Tiled floor finish, sliding double glazed door and double glazed window onto rear garden, base units with cupboards and drawers, worktops, tiled splash back, wall mounted cupboards at high level, single bowl single drainer stainless steel sink with mixer tap, cupboard housing gas boiler, "Candy" cooker, five ring gas hob, store cupboard with vent for dryer, plumbing for washing machine. Door opening onto bathroom.

GROUND FLOOR BATHROOM (rear) 2.70m x 2.14m
Heated towel rail, obscure double glazed windows to side, WC, wash hand basin with hot and cold tap, recessed spotlights to ceiling, bath with shower attachment, shower screen, shelving, walls to bath part tiled.

Staircase from ground floor reception hall leading to first floor landing.

FIRST FLOOR LANDING (inner)
Store cupboard, picture rail,

BEDROOM ONE (front) 3.42m x 4.67m (5.00m)
Double glazed window, panel radiator, picture rail,

BEDROOM TWO (rear) 3.51m x 2.55m (2.23m) plus recess
Double glazed window, panel radiator, access to roof space.

BEDROOM THREE (rear) 2.31m x 2.62m
Double glazed window, panel radiator, picture rail, shelf at high level,

Staircase from first floor accommodation leading to boarded roof space.

ROOF SPACE
Two double glazed roof windows, panel radiator,
Agents note – There is no building regulation approval for the loft conversion and therefore it cannot be used as a habitable room and is therefore being sold for light storge purposes only.

REAR GARDEN
Patio area, sink with cold tap, electrical point, steps up to artificial grassed area.

COUNCIL TAX BAND A (Sandwell)

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.

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

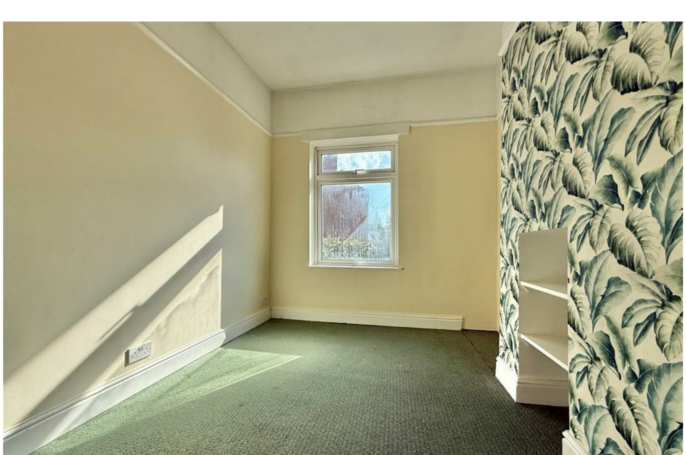
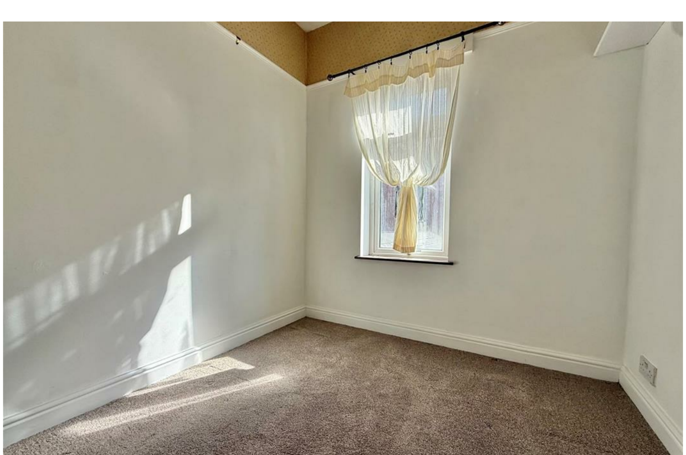
Consumer code for house builders:
https://consumercode.co.uk

VIEWING
By appointment with Scriven & Co. Residential Sales Department on 0121-422-4011 (option 1).







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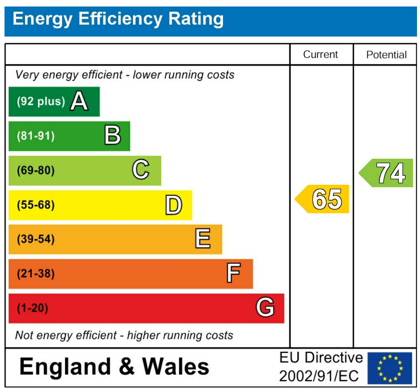

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