Scriven & Co.
Est. 1937

Residential Sales



26, Owens Way, Cradley Heath, B64 6SE

Offers In The Region Of £350,000

- TASTEFULLY PRESENTED THREE-BEDROOM DETACHED FAMILY HOME SITUATED IN A CUL-DE-SAC LOCATION
- APPROXIMATELY 0.5 MILES FROM OLD HILL TRAIN STATION
- MODERN KITCHEN DINER, LOUNGE & DINING ROOM
- GROUND FLOOR WC & FIRST FLOOR BATHROOM
- LOW MAINTENANCE REAR GARDEN WITH PATIO AREAS
- DRIVEWAY PROVIDING OFF ROAD PARKING

Situated in a cul-de-sac location, this tastefully presented and well-proportioned three-bedroom detached family home benefits from a kitchen/diner, lounge and dining room, providing flexible accommodation with potential for use as a fourth bedroom on the ground floor.

The accommodation comprises a reception hall, ground-floor WC, understairs storage cupboard, kitchen/diner, lounge, dining room, three bedrooms (bedroom one with fitted wardrobes), storage cupboard and bathroom. The property benefits from a gas-fired central heating system serving radiators and double glazing to the windows as detailed below. Externally, there is an enclosed, low-maintenance rear garden and a front driveway providing off-road parking.

RECEPTION HALL (Inner)
Obscure-glazed front door, panel radiator, recessed spotlights to ceiling, door leading to the ground-floor WC, staircase leading to the first-floor landing and understairs storage cupboard. Doors lead off to the adjoining rooms.

GROUND-FLOOR WC (Front)
Obscure double-glazed window to front, panel radiator, WC, toilet roll holder and wall-mounted wash hand basin.

LOUNGE (Front) 3.26m x 3.74m (4.37m maximum into bay)
Double-glazed bay window to front, panel radiator, coving to ceiling and feature fireplace with electric fire and surround.

KITCHEN/DINER (Rear) 7.73m x 2.71m maximum (2.22m minimum)
Obscure-glazed rear door providing access to the garden and obscure-glazed window to side. Wall-mounted radiator and coving to ceiling. The kitchen is fitted with a range of base units incorporating cupboards and drawers, with work surfaces over, together with wall-mounted storage cupboards at high level. Storage cupboard housing the gas boiler, inset sink with mixer tap, electric hob with cooker hood over and integrated appliances including microwave, cooker, dishwasher, fridge and freezer. Plumbing for washing machine. Double-glazed doors providing access to the rear garden.

DINING ROOM (Front) 4.18m x 1.92m (2.10m maximum)
Double-glazed window to front, panel radiator, recessed spotlights to ceiling.

Staircase from ground floor reception hall leads to:

FIRST-FLOOR LANDING (Inner)
Obscure-glazed window to side, access to loft space, storage cupboard and doors leading to the adjoining rooms.

BEDROOM ONE (Rear) 3.20m x 2.57m (plus fitted wardrobes)
Double-glazed window to rear, panel radiator and fitted wardrobes.

BEDROOM TWO (Front) 3.12m x 2.96m
Double-glazed window to front and panel radiator.

BEDROOM THREE (Rear) 2.21m x 2.04m
Double-glazed window to rear and panel radiator.

BATHROOM (Front) 2.02m x 1.69m
Obscure double-glazed window, heated towel rail, recessed spotlights to ceiling, WC, wash hand basin with vanity unit and mixer tap, panel bath with shower over and shower screen, and tiled walls.

REAR GARDEN
The enclosed rear garden comprises a patio area, raised decking area and steps leading to a further raised patio area. Apex garden shed, fencing and gates providing side access between the garden and the front of the property.

COUNCIL TAX BAND D (Sandwell Council)

TENURE
We are advised the property is freehold. 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.

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

AML & Extra Services

Money Laundering Regulations –
In order to comply with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory photographic identification, proof of address/residency, verification of the source of funds for the purchase (including supporting bank statements evidencing any deposit monies), and a copy of a mortgage Agreement in Principle from the appropriate lender where applicable.
Photographic identification and proof of address will normally be validated through an electronic identity verification process, which includes biometric checks, meaning certified hard copies are not usually required. However, we reserve the right to request copies of identification or address documents where considered necessary, to satisfy our legal or compliance obligations. All parties involved in the purchase must complete this verification at a cost of £30.00 plus VAT per person.

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: It is the clients' or buyers' decision whether to choose to deal with any of the service providers.
Scriven & Co routinely refers sellers (and buyers) to a Financial Services Company. Should the client or a buyer decide to use this company please note that Scriven & Co receive a payment from them 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. Should the client or a buyer decide to use any of these companies please note 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. Should the client or a buyer decide to use this 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.
For full referral fee details go to our website: www.scriven.co.uk : Disclosure of Referral Fees

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
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. (REV03:02/26).


SMEG




Forever

















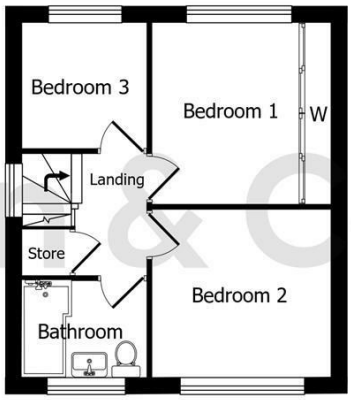












Ground Floor

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.

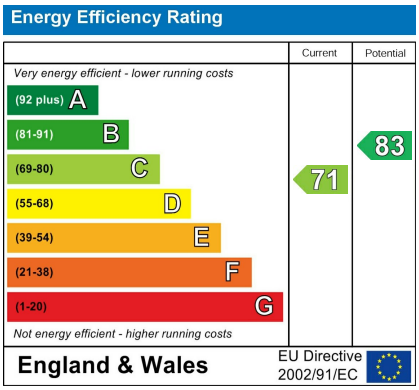




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