



1, Gorsty Hill Road, Rowley Regis, B65 0HD

Offers In The Region Of £275,000

- LARGE THREE BEDROOM BUNGALOW WITH SHOP PREMISES
 - DETACHED DOUBLE GARAGE
- LARGE PLOT - SITUATED ON THE CORNER OF GORSTY HILL AND COCKSHEDS LANE
 - IN NEED OF REFURBISHMENT
 - LOTS OF POTENTIAL
 - NO UPWARD CHAIN

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A rare opportunity to acquire a large three bedroom bungalow with double garage and adjoining shop premises. The property requires refurbishment but offers potential. NO UPWARD CHAIN

BUNGALOW

Accommodation comprising enclosed porch, L-shaped reception hall, kitchen diner, utility/rear lobby, lounge/diner, separate WC, bathroom, three bedrooms, gas boiler serving radiators, double glazing to windows as detailed. Rear garden. Double garage.

ENCLOSED PORCH (front)

Single glazed double doors, tiled floor finish, single glazed door with obscure glass with single glazed obscure panels around, opening onto

L-SHAPED RECEPTION HALL (inner)

Coving to ceiling, panel radiator, thermostat to wall, strip light to ceiling, access to roof space, doors off. Single glazed double doors opening onto

KITCHEN/DINER (front) 7.12m x 3.02m

Panel radiator, double glazed window to front, stainless steel single bowl double drainer sink with mixer tap, base units with cupboards and drawers, worktops, tiled splashbacks, wall mounted store cupboards at high level, single glazed door onto lounge/diner, single glazed door onto utility/rear lobby.

UTILITY/REAR LOBBY (rear) 3.01m x 3.02m

Double glazed door and double glazed window onto rear garden, sink with hot and cold tap, plumbing for washing machine, wall mounted Worcester gas boiler. Door opening onto shop premises.

LOUNGE/DINER (rear) 7.15m x 5.16m

Double glazed window, three panel radiators, double glazed windows overlooking rear garden,

WC (front) 1.70m x 2.92m

Panel radiator, wash hand basin with hot and cold tap, WC, obscure double glazed window to front, strip light to ceiling, store cupboard housing water cylinder.

BATHROOM (front) 1.90m x 2.90m

Panel radiator, obscure double glazed window to front, WC with low level flush, pedestal wash hand basin with mixer tap.

BEDROOM ONE (rear) 3.69m x 5.18m

Panel radiator, double glazed window, fitted wardrobes,

BEDROOM TWO (front) 2.78m x 4.21m max

Panel radiator, double glazed window, coving to ceiling.

BEDROOM THREE (front) 2.72m x 3.04m

Panel radiator, double glazed window,

REAR GARDEN

Paved patio area with steps up to raised lawn, driveway behind gate, further parking to front of driveway, double garage with store to rear,

DOUBLE GARAGE 4.81m x 5.30m

COUNCIL TAX BAND C (Dudley)

SHOP AND PREMISES

Shop, potential kitchenette, lobby, WC.

SHOP (front) 4.36m x 7.59m max measurements into window.

Raised section, window to front and side, single glazed door, door opening onto

POTENTIAL KITCHENETTE (rear/side) 2.32m x 2.79m

Double glazed window onto garden, double glazed windows, door opening onto inner lobby.

INNER LOBBY

Obscure single glazed window to side, extractor,

WC

obscure single glazed window, WC

FURTHER LOBBY AREA

Door onto shop.

RATING ASSESSMENT :

Rateable Value (from 1st April 2026): £6,700

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.

VAT:

All figures quoted are exclusive of VAT if applicable. We are advised that the property is not registered for VAT.

The property includes an adjoining former shop premises which has a separate rateable assessment. The premises have not been used for commercial purposes for a number of years. Prospective purchasers should make their own enquiries of the local planning authority and other relevant bodies regarding the current lawful use, any planning requirements, and the potential for continued or alternative commercial use. No representation is made that any historic commercial use rights remain extant.

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.

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>

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

VIEWING

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

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).

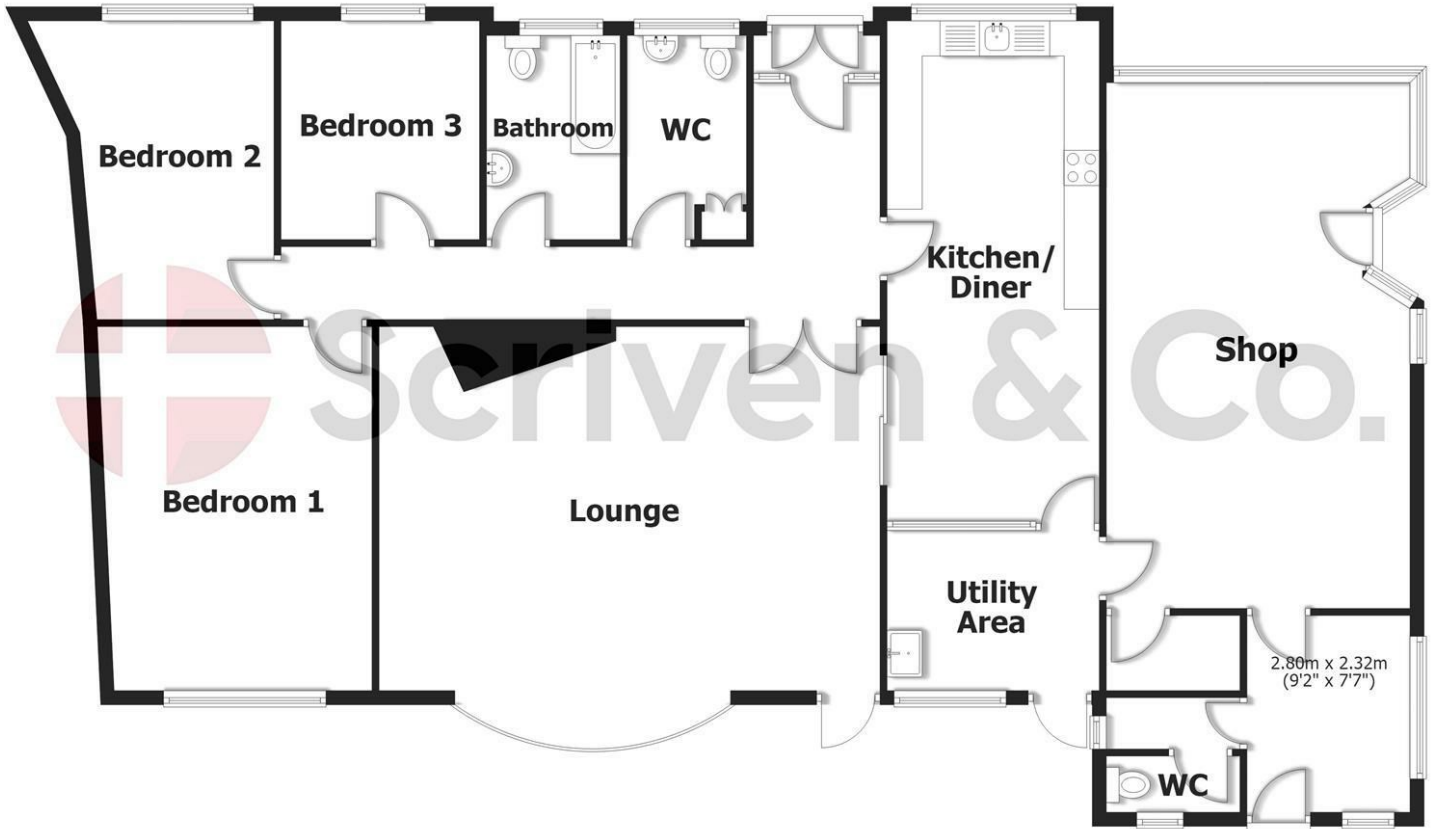








Floor Plan



- 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		
(81-91) B		
(69-80) C		
(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	