Scriven & Co.
Est. 1937

Residential Sales



38, Hodges Drive, Oldbury, West Midlands, B69 1LY

Offers In The Region Of £290,000

- DETACHED HOUSE SITUATED IN CUL-DE-SAC LOCATION WITH VIEWS TO REAR
- THREE BEDROOMS ONE WITH EN-SUITE SHOWER ROOM
- LOUNGE WITH DOUBLE DOORS ONTO DINING ROOM & KITCHEN
- DOWNSTAIRS WC & UTILITY
- LARGE TIERED REAR GARDEN
- NO UPWARD CHAIN

RICS Regulated by RICS
arla naea propertymark
intertek ISO 9001:2015
OnTheMarket
rightmove

Situated in a cul-de-sac location, this three-bedroom detached house offers spacious family accommodation together with a large, tiered rear garden. The property benefits from views towards the surrounding districts to the rear and is being sold with no upward chain.

Accommodation comprising entrance hall, downstairs w.c, lounge with double doors opening onto dining room and kitchen, utility, landing, three bedrooms, (bedroom one with en-suite shower room), bathroom, garage, large tiered rear garden, gas boiler serving radiators, double glazing to windows as detailed.

ENTRANCE HALL (inner)
Panel radiator, obscure double glazed door to front, recessed spotlights to ceiling.

DOWNSTAIRS WC (inner)
Panel radiator, WC with low level flush. Wash hand basin with hot and cold tap, tiled splashback, extractor.

LOUNGE (front) 2.53m (4.10m) x 5.15m maximum measurements including staircase.
Two panel radiators, double glazed window to front with fitted blinds, electric fire with fire surround, recessed spotlights to ceiling, staircase off to first floor landing. Double doors opening onto dining room.

DINING ROOM (rear) 2.50m x 2.46m plus bay 2.94m into bay
Panel radiator, double glazed bay window with fitted blinds, recessed spotlights to ceiling, opening onto kitchen.

KITCHEN (rear) 2.65m x 2.44m (1.77m)
Tile effect floor finish, panel radiator, double glazed window, recessed spotlights to ceiling, extractor, base units with cupboards and drawers, worktops, bowl and a half single drainer sink with mixer tap, four ring gas hob, cooker, cooker hood above, plumbing for washing machine, store cupboards at high level, door opening onto utility.

UTILITY (rear) 1.78m x 1.48m
Panel radiator, double glazed door onto rear garden, extractor, access to roof space, single bowl single drainer stainless steel sink with mixer tap and tiled splashback, store cupboard beneath, plumbing for dishwasher, wall mounted Ideal gas boiler, door opening onto garage and double glazed door with fitted blind opening onto rear garden.

Staircase from lounge leading to first floor landing.

FIRST FLOOR LANDING (inner)
Access to roof space, panel radiator, recessed spotlights to ceiling. Doors off.

BEDROOM ONE (front) 2.92m x 3.62m plus wardrobe plus 1.56m x 1.31m
Double glazed window to front with fitted blinds, fitted wardrobe, cupboard housing hot water cylinder, door opening onto shower room.

EN-SUITE SHOWER ROOM (front) 1.45m (1.17m) x 2.37m
Tile effect floor finish, panel radiator, obscure double glazed window to front, extractor, shower cubicle, walls to cubicle tiled to full height, further walls tiled to approximately half wall height, WC with push button flush, pedestal wash hand basin with hot and cold tap, shelf, mirror to wall, shaver point, mirrored cabinet to wall.

BEDROOM TWO (rear) 2.38m x 3.34m
Double glazed window with fitted blinds, panel radiator.

BEDROOM THREE (rear) 2.33m (1.98m) x 3.35m
Double glazed window with fitted blinds, panel radiator.

BATHROOM (rear) 1.89m (2.16m) x 1.67m
Obscure double glazed window, heated towel rail, tile effect floor, panel bath with shower attachment, shower screen, WC, pedestal wash hand basin with hot and cold tap, shelf, mirror to wall, extractor, walls to bath tiled to full height, further walls tiled to half wall height.

GARAGE (front) 5.60m x 2.43m
Strip light to ceiling.

REAR GARDEN
The property benefits from a good sized tiered rear garden with patio area, outside tap, gate giving access to front, steps down to further paved terrace and steps down to further stone chipped terrace, lawn, views to rear.

COUNCIL TAX BAND D (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.

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).























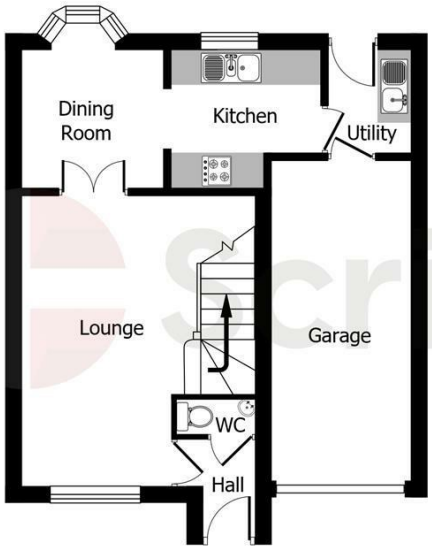




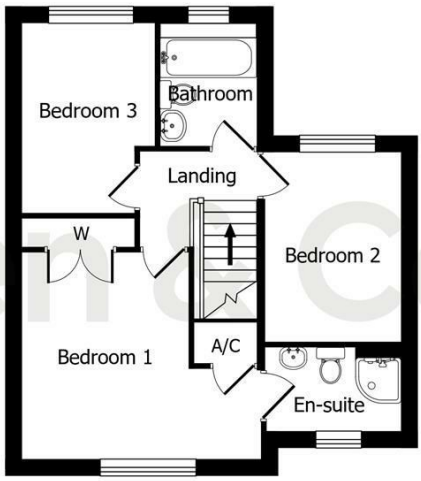








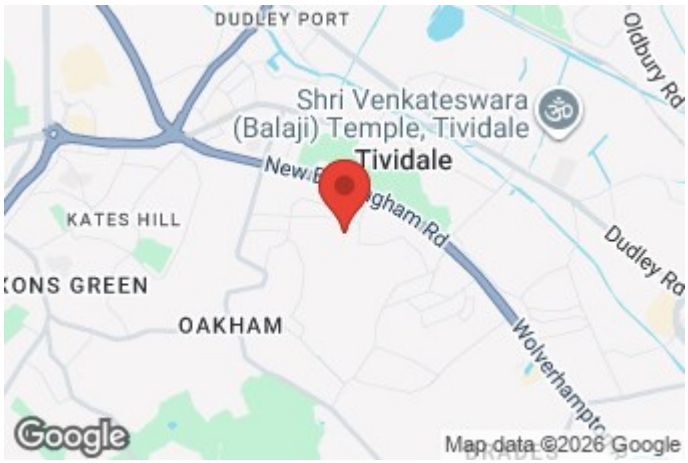
Ground Floor



First Floor

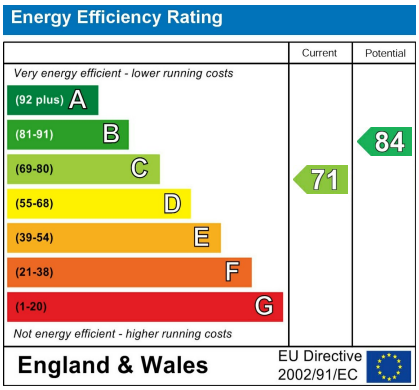
Not to scale. This floor plan is for illustration purposes only.
The position and size of doors, windows and other features are approximate.





Scriven & Co.
Est. 1937

- 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



Property Reference: 18836643