



107, Harborne Road, Oldbury, West Midlands, B68 9JF

Offers In The Region Of £450,000

- A MUCH IMPROVED WELL PROPORTIONED SEMI DETACHED HOUSE
 - FOUR BEDROOMS AND RE-FITTED BATHROOM
- APPROXIMATELY 1.5 MILES FROM BEARWOOD ROAD FOR A HOST OF SHOPS & AMENITIES
 - CONVENIENT FOR LIGHTWOODS PARK & WARLEY WOODS
 - WELL PLACED FOR BUS ROUTES INTO BIRMINGHAM CITY CENTRE
- OPEN PLAN GROUND FLOOR ACCOMMODATION WITH RE-FITTED KITCHEN AND THROUGH LOUNGE
 - GROUND FLOOR W.C AND LARGE STORE (FORMER GARAGE)
 - OFF ROAD PARKING

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Conveniently situated for Warley Woods, Lightwoods Park and a host of amenities on the Bearwood Road is this well proportioned four bedroom semi detached house. Recently refurbished to a high standard, the property boasts a brand-new contemporary bathroom and a premium fitted kitchen complete with granite worktops.

Accommodation comprises; reception hall, open plan living accommodation comprising re-fitted kitchen and through lounge, store (former garage), W.C., first floor landing, four bedrooms, re-fitted bathroom, rear garden. Gas boiler serving radiators, double glazing to windows as detailed.

RECEPTION HALL: (Inner) 4.87m x 1.83m
Panel radiator, obscure double glazed front door and obscure double glazed side panel, wood effect floor finish, recessed spotlights to ceiling, storage cupboard opening off under stairs. Doors onto kitchen area and through lounge. Staircase leading to first floor landing with hand rail.

OPEN PLAN LIVING ACCOMMODATION COMPRISING:
(Front/Rear)

RE-FITTED KITCHEN: (Rear) 2.67m x 3.51m
Double glazed window, panel radiator, base units fitted with cupboards and drawers, wall mounted cupboards fitted at high level, worktops with upstands, walls tiled to full height, integrated oven and microwave, inset bowl and a half sink with mixer tap, four ring electric hob with cooker hood above, recessed spotlights to ceiling. Double glazed door onto side porch entrance.

THROUGH LOUNGE 7.39m x 3.63m
Double glazed windows to rear and front, double glazed door onto rear garden, two panel radiators, wood effect floor finish, coving to ceiling, recessed spotlights to ceiling, picture rail, ceiling rose. Double glazed door opening onto:

SIDE PORCH ENTRANCE: (Side)
Doors opening onto store (former garage) and W.C. Obscure double glazed door onto rear garden.

W.C. (Rear)
Obscure double glazed window. W.C., toilet roll holder.

STORE (Former garage) (Front) 2.41m x 4.52m
Double glazed window to front and obscure double glazed window to side. Wall mounted Worcester gas boiler. Plumbing for washing machine.
AGENTS NOTE - The former garage has been converted into a store. There is no building regulation approval.

Staircase from ground floor reception hall leading to:

FIRST FLOOR LANDING: (Inner/Front)
Double glazed window, access to roof space, coving to ceiling, storage cupboard fitted with shelving, doors off.

BEDROOM ONE: (Front) 3.65m x 3.63m
Double glazed window, panel radiator, coving to ceiling.

BEDROOM TWO: (Rear) 3.63m x 3.62m
Double glazed window, panel radiator, coving to ceiling, fitted rail and shelving at high level.

BEDROOM THREE: (Rear) 4.33m max (3.58m taken from approx. 1.50m in height) x 2.71m
Double glazed window, panel radiator.

BEDROOM FOUR: (Side/Front) 2.66m x 2.12m max. (restricted ceiling height in places).
Double glazed window, panel radiator, coving to ceiling.

RE-FITTED BATHROOM: (Side) 2.08m x 1.79m
Obscure double-glazed window, heated towel rail, W.C. with push button flush, wash hand basin with mixer tap, vanity unit, panel bath fitted with mixer tap and dual shower fitting, shower screen, recessed spotlights to ceiling, walls tiled to full height.

REAR GARDEN:
The property benefits from a shallow rear garden with space to the side. There are gates giving access to the front of the house. Enclosed with fencing.

COUNCIL TAX BAND: D

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

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.

Extra Services & AML

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:

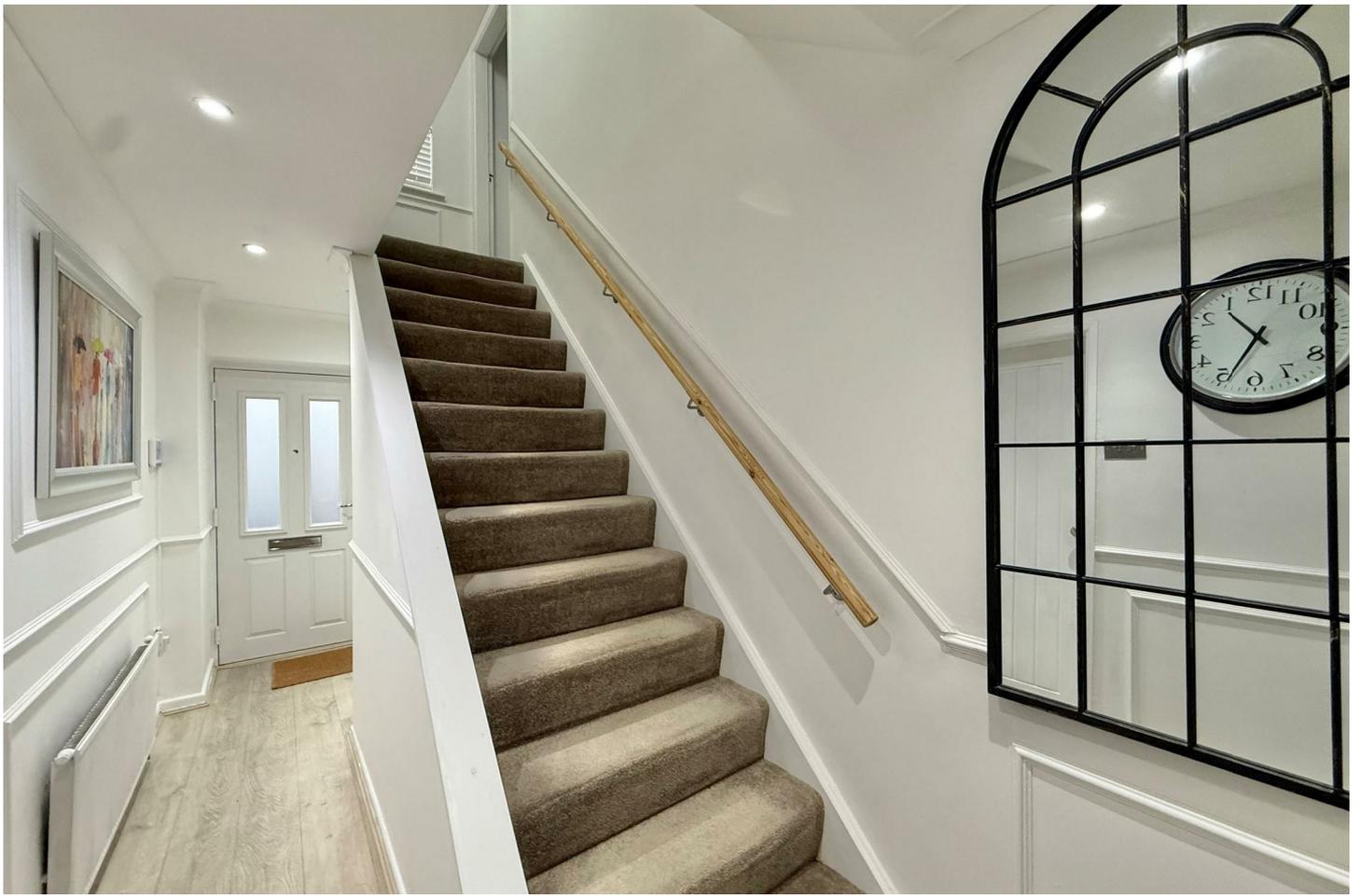
<https://consumercode.co.uk>

Important notices

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.

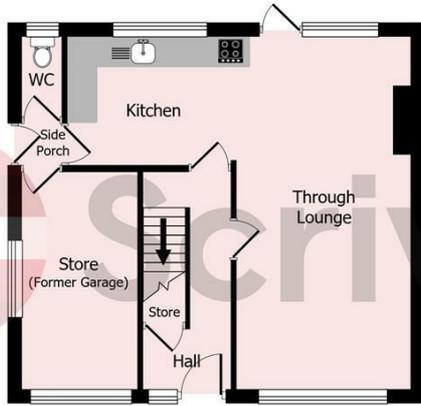
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03/02/26)



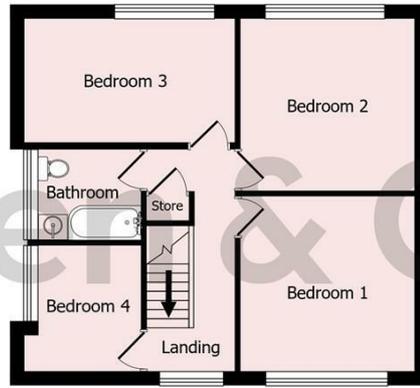








Ground Floor



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.



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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	

Property Reference: 18639644