



53, Castle Road West, Oldbury, B68 0EN

### Offers In The Region Of £400,000

- EXTENDED SEMI-DETACHED HOUSE WITH FIVE BEDROOMS
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
  - EXTENDED KITCHEN AND EXTENDED LIVING/DINING ROOM
  - UTILITY AND GARARGE
- EXTENSIVE REAR GARDEN WITH BLOCK PAVED PATIO ONTO LAWN
  - LARGE FRONT DRIVEWAY

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An extended semi-detached five bedroom family home with extensive accommodation. The property benefits from a large rear garden and driveway to front.

Accommodation comprising enclosed porch, reception hall, extended kitchen, utility, ground floor shower room/WC, lounge and extended living room/dining room, landing, five bedrooms, bathroom, extensive rear garden with patio onto lawn, garage, gas boiler serving radiators, double glazing to windows as detailed.

#### ENCLOSED PORCH (front)

Tiled floor finish, double glazed windows and double glazed door, cupboards housing gas and electric meters, obscure single glazed door opening onto

#### RECEPTION HALL (inner)

Wood effect floor finish, door leading to dining room. Staircase off to first floor landing,

LOUNGE (front) 3.65m (3.26m) x 3.35m plus bay  
Double glazed bay window with leaded light effect double glazing above, panel radiator, electric fire with fire surround, coving to ceiling, multi panel single glazed double doors opening onto

#### EXTENDED LIVING/DINING ROOM WITH VELUX ROOF WINDOW (rear) 3.34m (2.73m) x 7.07m

Wood effect floor, two panel radiators, double glazed double doors onto rear garden, double glazed Velux roof window, coving to ceiling, recessed spotlights to ceiling,

EXTENDED KITCHEN WITH VELUX ROOF WINDOW (rear) 6.00m x 2.09m (2.43m) maximum 1.70m minimum  
Wood effect floor, panel radiator, double glazed window overlooking garden, double glazed Velux roof window, recessed spotlights to ceiling, kitchen fitted with a range of base units with cupboards and drawers, worktops, tiling to wall above worktops, post formed bowl and a half single drainer sink with mixer tap, extractor, space for a range style cooker, stainless steel splashback with cooker hood above, wall mounted store cupboards at high level, integrated appliances to include pull out larder unit. Multi panel single glazed door opening onto

#### UTILITY (side/rear)

Panel radiator, tiled floor finish, access to roof space, store cupboard housing gas boiler, worktop, plumbing for washing machine and dishwasher, space for American style fridge freezer, further store cupboards,

#### GROUND FLOOR SHOWER ROOM/WC

Obscure double glazed window, extractor, WC with push button flush, wash hand basin with mixer tap, vanity unit, walk in shower cubicle, shower panels, heated towel rail, walls part tiled.

Staircase from ground floor reception hall leading to

#### FIRST FLOOR LANDING (inner)

Access to part boarded roof space with pull down ladder, panel radiator.

BEDROOM ONE (rear) 3.93m x 2.98m (3.34m)  
Panel radiator, double glazed window,

BEDROOM TWO (front) 3.06m (2.68m) x 3.32m plus bay  
Double glazed window, panel radiator,

BEDROOM THREE (front) 2.02m (1.03m) x 4.46m  
Double glazed window, panel radiator,

BEDROOM FOUR (front) 2.44m x 2.40m  
Double glazed window, panel radiator,

BEDROOM FIVE/STUDY (rear) 2.03m x 1.88m (2.76m)  
Double glazed window, panel radiator, access to roof space,

#### BATHROOM (rear) 1.80m x 2.09m

Obscure double glazed window, heated towel rail, extractor, WC with push button flush, wash hand basin with mixer tap, vanity unit, panel bath with central tap, electric shower, towel holder, walls tiled to full height.

#### REAR GARDEN

The property benefits from an extensive rear garden, block paved patio, large lawned area, garden shed.

GARAGE 4.87m x 2.23m (2.11m) max measurements including step.

Walk in boiler store with tiled floor finish, coat hooks, wall mounted "Worcester" combination gas boiler.

AGENTS NOTE - the garage may not be suitable for some cars due to the limited width.

#### COUNCIL TAX BAND C (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>

#### Important notices

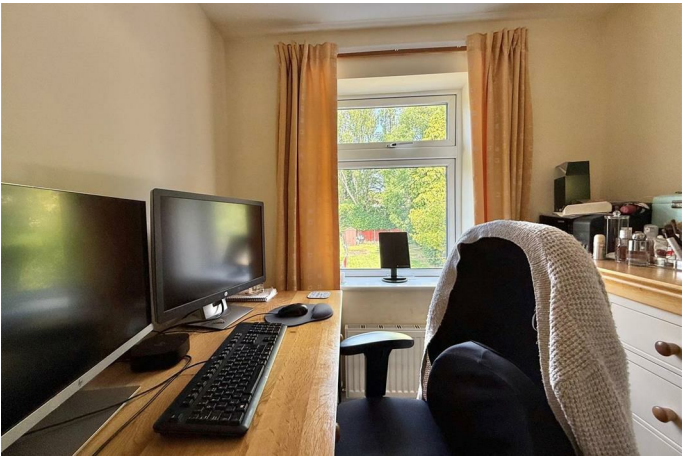
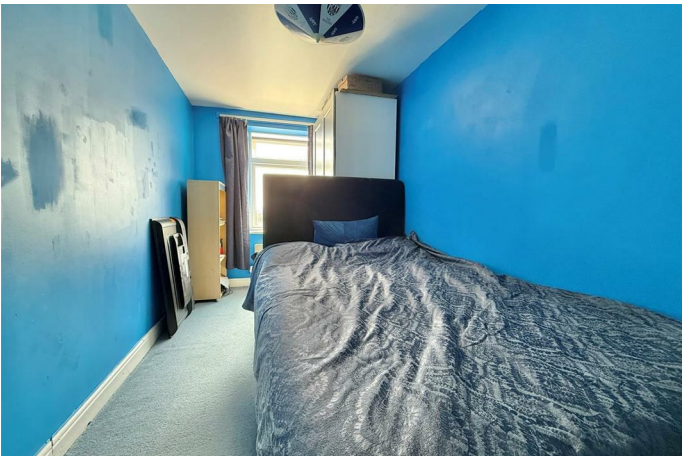
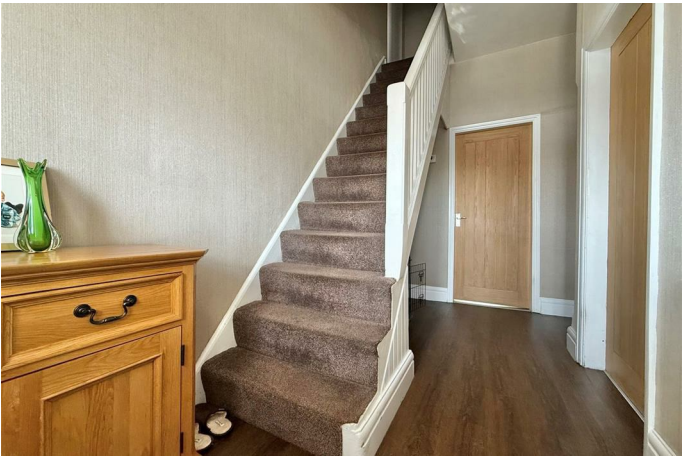
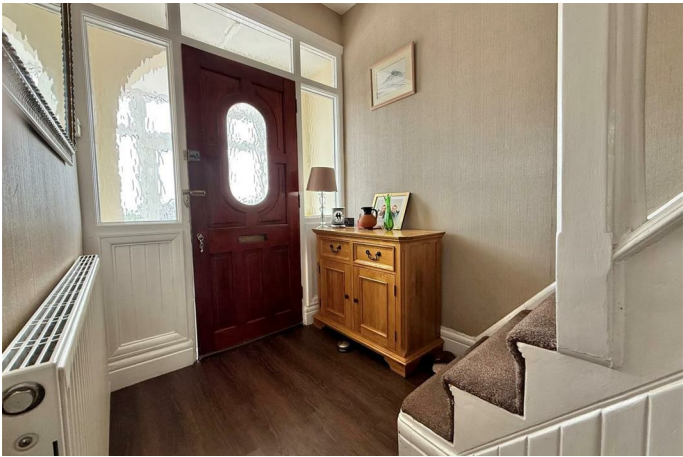
**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008** : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown 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.

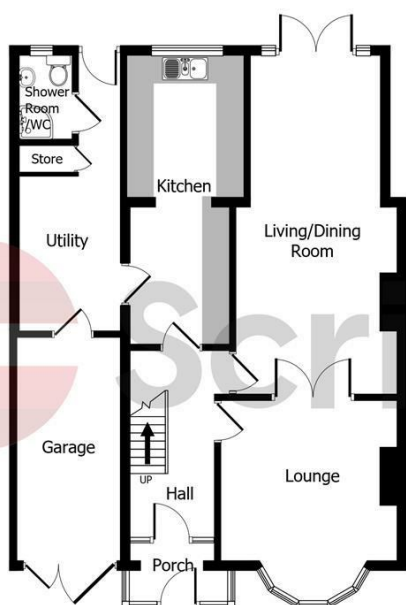
**Misrepresentation Act 1967** : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).









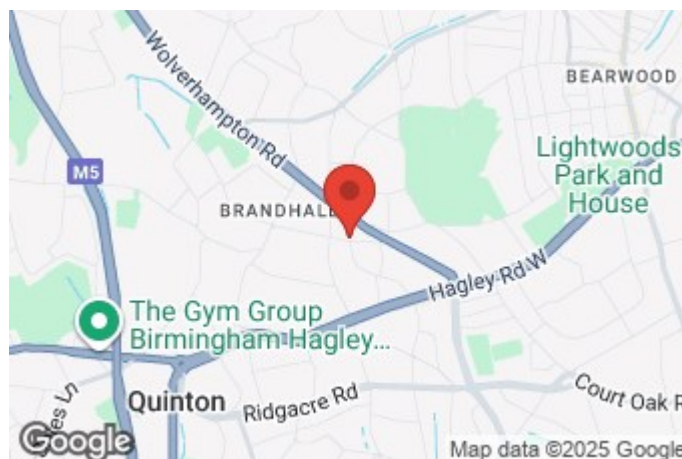


Ground Floor



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.



- Estate House, 821 Hagley Road West,  
Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: [quinton@scriven.co.uk](mailto:quinton@scriven.co.uk)
- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property Reference: 18719912