Scriven & Co.
Est. 1937

Residential Sales

132, Apsley Road, Oldbury, B68 0QU

Offers In The Region Of £335,000

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- RE-FITTED KITCHEN & EXTENDED LOUNGE/DINER
- RECEPTION HALL & LOUNGE TO FRONT
- GROUND FLOOR SHOWEROOM & FIRST FLOOR BATHROOM WITH SEPARATE W.C
- PLEASANT REAR GARDEN WITH GARDEN OUTBUILDING
- CLOSE TO SHOP & LOCAL AMENITIES
- CONVENIENT FOR BUS ROUTES FROM HAGLEY ROAD WEST

An opportunity to acquire a three bedroom semi-detached house with rear extension and outbuilding with pitched roof to the rear of the garden. The property benefits from a ground floor shower room and first floor bathroom with separate W.C.

Accomodation

Accommodation comprising reception hall, extended lounge/diner, kitchen, lobby, ground floor shower room, landing, three bedrooms, bathroom, separate w.c., rear garden with patio onto lawn, Outbuilding in rear garden with pitched roof. Gas boiler serving radiators, double glazing to windows as specified. Former garage/store.

RECEPTION HALL (inner):
Obscure double glazed front door, double glazed window onto former garage/store, panel radiator, staircase off to first floor landing. Shoe cupboard opening off under stairs.

LOUNGE (front): 3.32m plus bay x 3.31m
Double glazed bay window, panel radiator.

EXTENDED LOUNGE/DINER (rear): 3.32m max. (2.76m min.) x 8.11m
Wood effect floor finish, vertical panel radiator, panel radiator, double glazed window, double glazed double doors, double glazed roof lantern, recessed spotlights to ceiling.

RE-FITTED KITCHEN (rear): 2.23m x 3.34m into bay plus pantry
The kitchen is fitted with a range of base units with cupboards and drawers, four ring gas hob, stainless steel splashback, cooker hood above, cooker, single bowl single drainer stainless steel sink with mixer tap, worktops with upstands, walls part tiled, wall mounted store cupboards at high level, recessed spotlights to ceiling, plinth lighting, tiled floor finish. PANTRY Tiled floor finish, obscure double glazed window. Obscure double glazed door from kitchen opening onto:

LOBBY AREA: (inner)
Obscure double glazed door onto rear garden, strip light to ceiling, tiled floor finish, door opening onto downstairs shower room, opening onto former garage/store.

GROUND FLOOR SHOWER ROOM:
Obscure double glazed window to rear, heated towel rail, tiled floor finish, walls tiled to full height, recessed spotlights to ceiling, extractor, wash hand basin with mixer tap and vanity unit, mirrored cabinet to wall, shower enclosure with electric shower, dual shower fitting.

FORMER GARAGE/STORE
Strip lights to ceiling, double glazed "Velux" roof window, wall mounted "Baxi" gas boiler, double doors to front, worktop with plumbing for washing machine and space for condenser dryer, space for fridge freezer, base unit with cupboards and drawers, wall mounted store cupboards, tall cupboards with shelving.

Staircase from ground floor reception hall leading off to first floor:-

LANDING:
Obscure double glazed window to side, access to roof space with pull-down ladder, boarded roof space. Doors off:

BEDROOM ONE (front): 3.33m x 3.33m plus bay
Double glazed bay window, panel radiator.

BEDROOM TWO (rear): 3.95m x 3.32m
Panel radiator, double glazed window.

BEDROOM THRE (front): 2.15m x 1.91m
Double glazed window, panel radiator.

BATHROOM (rear): 2.25m x 1.69m
Obscure double glazed window, wood effect floor, heated towel rail, pedestal wash hand basin with mixer tap, panel bath with shower screen, dual shower fitting, extractor, walls to bath part tiled.

SEPARATE W.C. (ride):
Obscure double glazed window, w.c. with push button flush, wash hand basin with vanity unit, mixer tap, tiled splashback, heated towel rail, wood effect floor finish.

Outside

REAR GARDEN:
The property benefits from pleasant rear garden with paved patio with steps down, pathway leading to patio at bottom of garden, stone chippings, shaped lawn.

OUTBUIILDING (rear): 3.89m x 5.74m
Pitched roof, double glazed double doors, double glazed windows.

COUNCIL TAX BAND C (SANDWELL)

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.

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

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

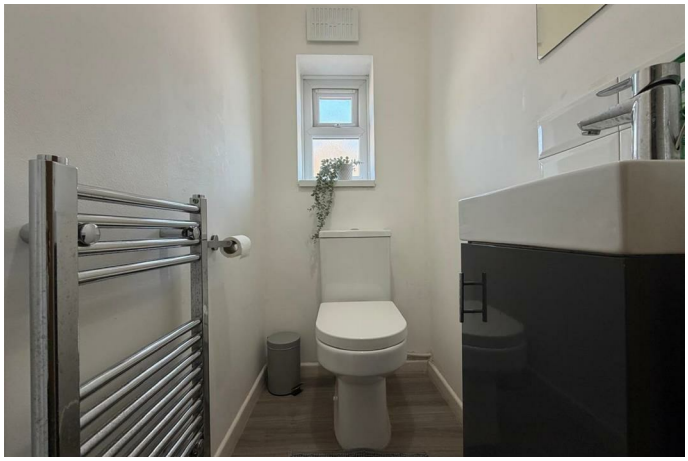
Water supplier:
https://www.ofwat.gov.uk/households/your-water-company
https://www.water.org.uk/customers/find-your-supplier

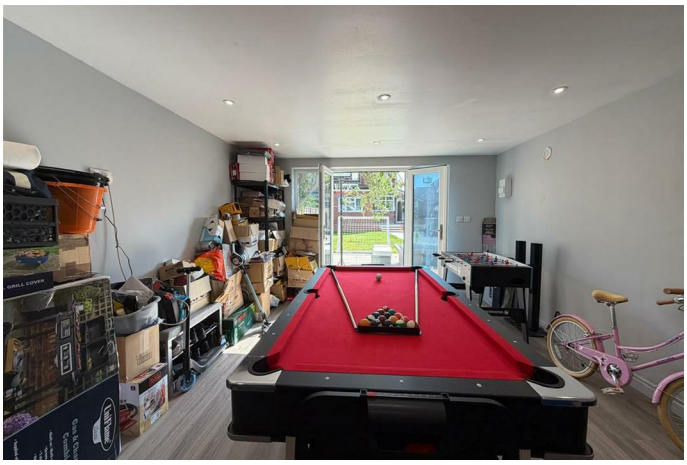
Consumer code for house builders:
https://consumercode.co.uk

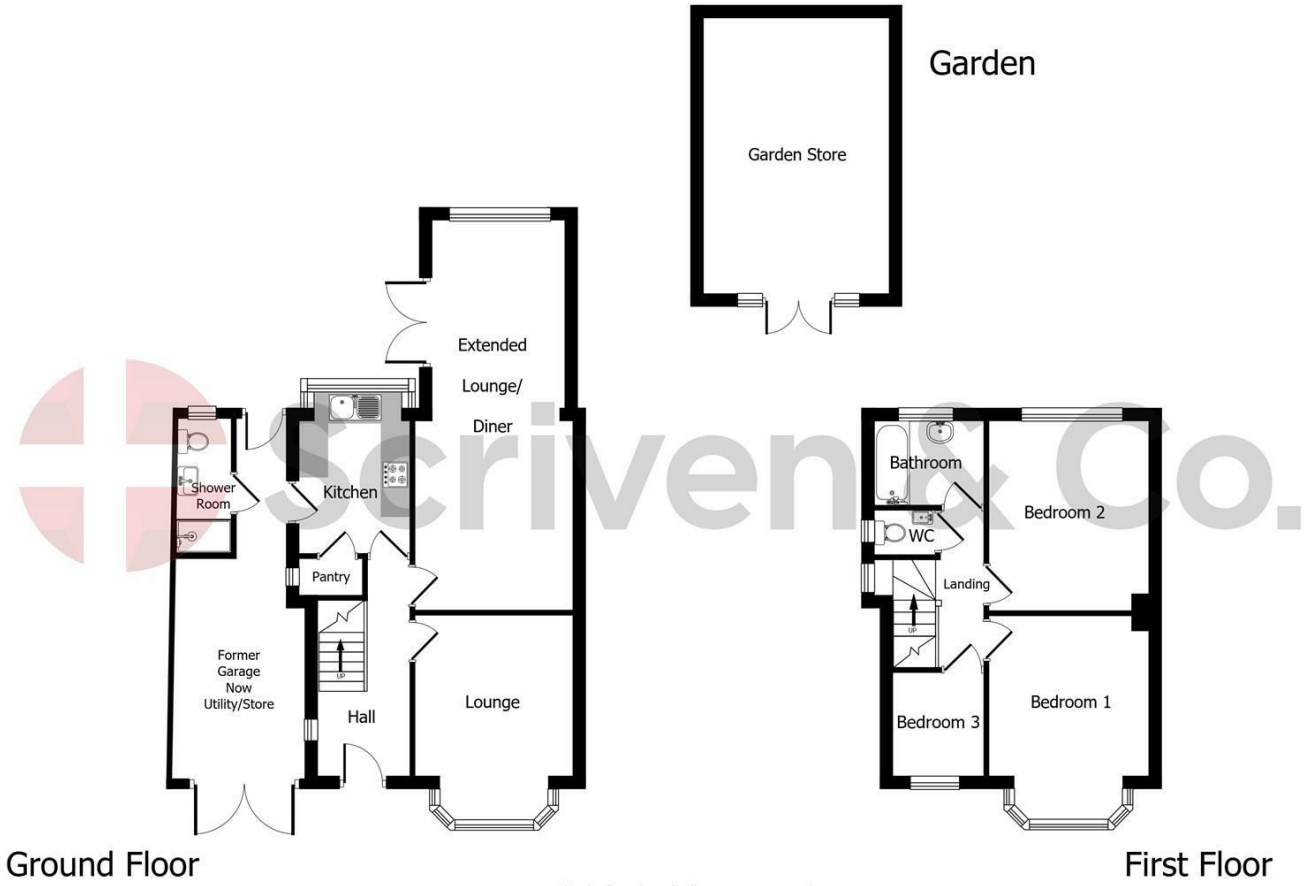
VIEWING
By appointment with Scriven & Co. Residential Sales Department on 0121-422-4011 (option 1).

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).

DREAM







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

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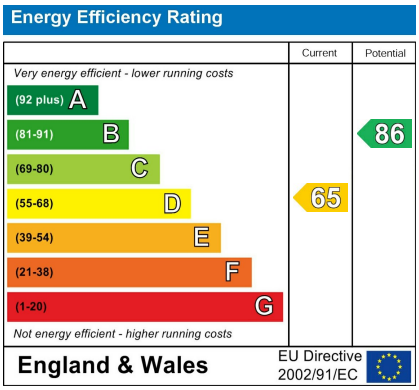

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