Scriven & Co.
Est. 1937

Residential Sales

43, Kingsway, Oldbury, West Midlands, B68 0QD

Offers In The Region Of £390,000

- TASTEFULLY PRESENTED EXTENDED DETACHED HOUSE OCCUPYING CORNER POSITION
- THREE GOOD SIZED BEDROOMS & RE-FITTED BATHROOM
- RE-FITTED KITCHEN DINER/LIVING SPACE & LOUNGE
- UTILITY & DOWNSTAIRS W.C
- FRONT, SIDE & REAR GARDENS
- REAR GARAGE (WITH DRIVEWAY BEHIND GATED ENTRANCE)
- PARKING TO FRONT & REAR
- OLDBURY/QUINTON BORDER

Situated on the Oldbury/Quinton border occupying a corner position, is this much improved and extended, tastefully presented detached house with kitchen/dining/living space and three good sized bedrooms. The property benefits from a block paved front drive and an additional parking space and garage fronting Apsley Road.

Accommodation comprising: Enclosed porch, welcoming reception hall, lounge, re-fitted kitchen/diner/living space, utility/side lobby, downstairs W.C., landing, three good sized bedrooms, re-fitted bathroom, front, rear and side gardens. Gas boiler serving radiators, double glazing to windows as detailed, block paved drive. Additional drive located to side/rear and Garage (fronting Apsley Road)

ENCLOSED PORCH (Front)
Double glazed front door. Double glazed windows. Front door opening onto:

WELCOMING RECEPTION HALL (Inner)
Obscure double glazed window to side, panel radiator, wood effect floor finish, under stairs store, staircase off to first floor.

LOUNGE (Front) 3.49m x 3.94m plus bay
Double glazed bay window, panel radiator.

RE-FITTED KITCHEN/DINER (Rear) 2.84m x 2.79m plus bay plus 3.23m x 4.25m plus bay
Panel radiator, double glazed sliding door and double glazed windows onto rear garden, vertical panel radiator. Kitchen area fitted with a range of base units with cupboards and drawers, complimentary granite worktops with upstands, 'FRANKE' inset bowl and half sink with mixer tap, ‘five’ ring gas burner, 'Hotpoint' double oven, splashback, cooker hood, wall mounted display cabinets a high level, recessed spotlights to ceiling, additional double glazed bay window to side, integrated appliances to include fridge and dishwasher, breakfast bar.

SIDE LOBBY/UTILITY AREA (Side/Rear)
Double glazed windows, recessed spotlights to ceiling, worktop with upstands, plumbing for washing machine, space for fridge/freezer, store cupboard, panel radiator, obscure double glazed door onto side garden.

W.C. (Rear)
Obscure double glazed window, panel radiator, W.C. with concealed flush, wash hand basin with mixer tap, vanity unit, tiled splashbacks, wall mounted storage cupboard at high level.

Staircase from ground floor reception leading to:

FIRST FLOOR LANDING (Inner/side)
Double glazed window to side, access to roof space with pull down ladder (Roof space part boarded)

BEDROOM ONE (front) 3.50m x 3.99m
Double glazed window, panel radiator.

BEDROOM TWO (rear) 3.28m x 4.22m
Double glazed window, panel radiator.

BEDROOM THREE (rear) 2.71m x 2.87m
Double glazed window, panel radiator.

RE-FITTED BATHROOM (front)
Heated towel rail, double glazed window, recessed spotlights to ceiling, bath with dual shower fitting, shower screen, W.C. with push button flush, wash hand basin with vanity unit, mixer tap, cupboard housing ‘Worcester’ gas boiler, walls to bath tiled to full height, further walls tiled to approximately half wall height, tile effect floor finish.

REAR/SIDE/FRONT GARDENS
The property enjoys the benefit of a large wrap around garden. The main rear garden consists of a large patio area with step down onto extensive lawn. Raised border and borders. Garden fencing. Further patio area to rear of garden with pedestrian gate giving access to rear drive.
Additional side garden with lawn and pedestrian gate onto Apsley Road.

GARAGE (To rear/side) 3.60m x 5.39m
Provision for parking to front of garage behind gates onto Apsley Road.

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.

COUNCIL TAX BAND D

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. Carpets as fitted, curtains and certain other items may be taken at a valuation to be agreed.

VIEWING:
Strictly by prior appointment via agents.

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 Warren's removals and storage it is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 from them for recommending a client or buyer to them.

Extra Services & AML

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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

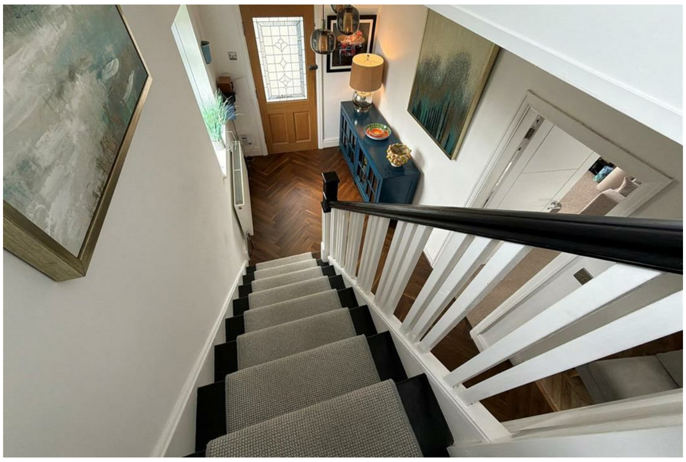
Service provider information: we would suggest the following:

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

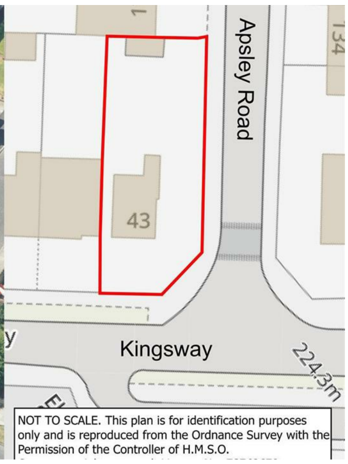
Consumer code for house builders:
https://consumercode.co.uk

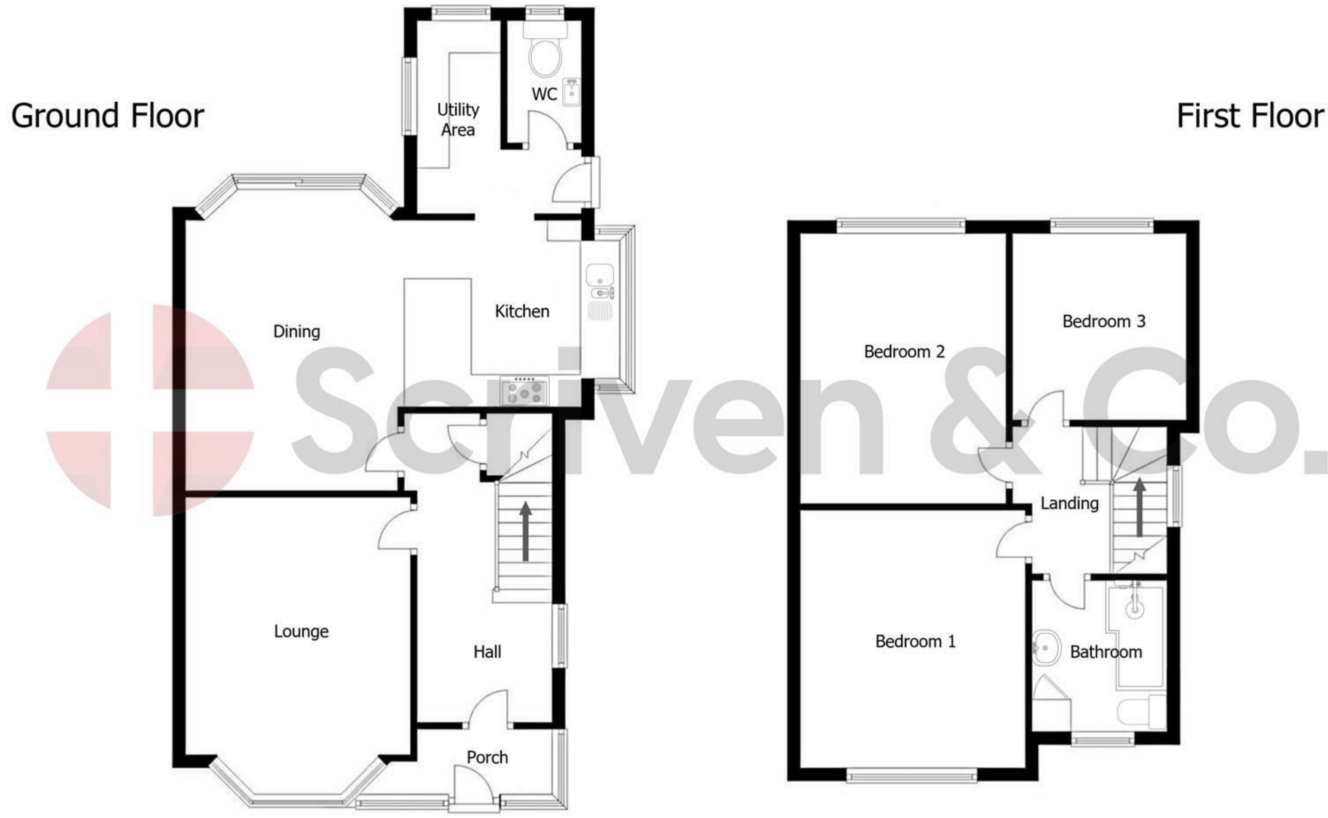







Aerial Photo of property Pre 2008





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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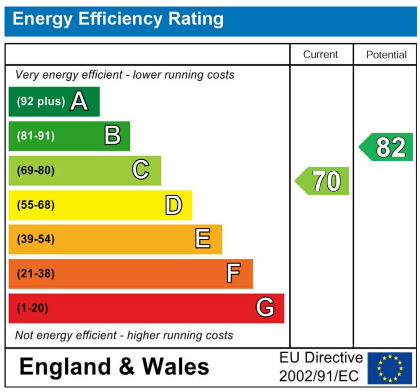

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