Scriven & Co.
Est. 1937

Residential Sales



40, The Horseshoe, Oldbury, B68 9AU

Offers In The Region Of £190,000

- TWO BEDROOM TERRACED HOUSE WITH SIDE STORE
- KITCHEN WITH BREAKFAST BAR
- DOWNSTAIRS W.C & FIRST FLOOR SHOWER ROOM
- PATIO WITH STEPS UP TO LAWN
- OFF ROAD PARKING TO FRONT
- NO UPWARD CHAIN

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

A two-bedroom end-terraced house benefiting from off-road parking, a pleasant rear garden, first-floor shower room and useful side store. The property offers well-proportioned accommodation and is offered for sale with NO UPWARD CHAIN.

Accommodation comprising reception hall, lounge, kitchen diner, rear lean to, downstairs WC, landing, two bedrooms, first floor shower room, gas boiler serving radiators, double glazing to windows as detailed. Side store, rear sheds, rear garden.

The property is planned on two floors and is approached by steps with handrail leading to the front door.

RECEPTION HALL (inner)
Double glazed front door, panel radiator, staircase off to first floor landing, door opening off to lounge.

LOUNGE (front) 3.56m x 4.05m
Panel radiator, double glazed window to front, gas fire, wood effect floor finish, ceiling rose, coving to ceiling, door opening onto kitchen.

KITCHEN with Breakfast bar (rear) 4.06m x 2.44m
Wood effect floor, two double glazed windows, panel radiator, base units with cupboards and drawers, worktops, tiled splashbacks, four ring gas hob, cooker, cooker hood above, bowl and a half single drainer sink with mixer tap, breakfast bar, wall mounted store cupboards at high level, door opening onto understairs store cupboard. Obscure single glazed door onto lean to.

UNDER STAIRS STORE CUPBOARD
Currently used as a utility space. Obscure double glazed window onto side store, plumbing for washing machine, walls part tiled,

LEAN TO (rear)
Double glazed window overlooking garden, Obscure double glazed door onto garden, wood effect floor finish, recessed spotlights to ceiling. Door opening onto WC.

DOWNSTAIRS WC AND SIDE STORE
WC with push button flush and wash hand basin over with mixer tap.

SIDE STORE
Door to front rear garden.

Staircase from reception hall leading to first floor landing.

FIRST FLOOR LANDING
Obscure double glazed window to side, access to roof space, doors off.

BEDROOM ONE (front) 3.77m (3.19m) x 4.12m (5.01m)
Two double glazed windows to front, panel radiator, fitted blinds,

BEDROOM TWO (rear) 3.20m x 2.93m
Double glazed window, panel radiator,

SHOWER ROOM (rear) 1.72m x 2.02m
Heated towel rail, obscure double glazed window, wash hand basin with vanity unit and mixer tap, mirrored cabinet to wall, WC with push button flush, shower enclosure, electric shower with dual shower fitting, wall to shower tiled to full height, extractor, recessed spotlights to ceiling, toilet roll holder,

REAR GARDEN
Patio area with steps up to further patio with steps up to lawn. Garden sheds, outside tap.

COUNCIL TAX BAND B (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

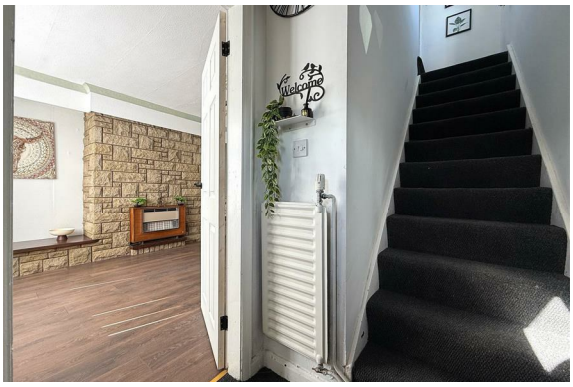
AML & Extra Services

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.
Customer due diligence will normally be validated through an electronic verification process. This means 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 charge of £54.00 including 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).





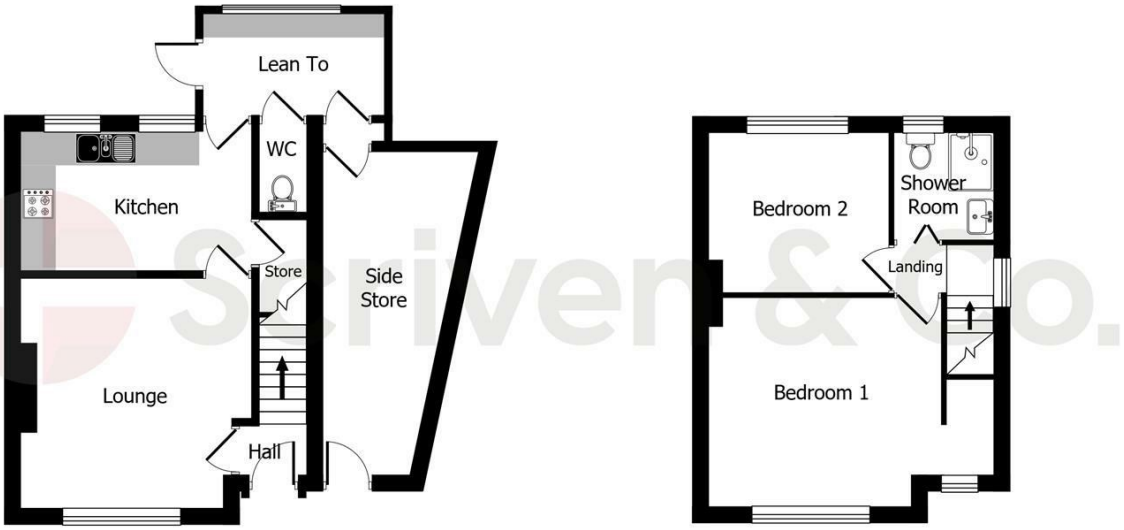




Important notices
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however 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



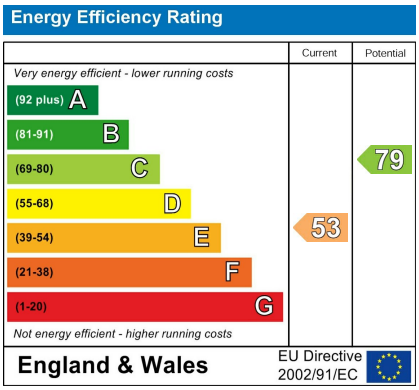
Not to scale. This floor plan is for illustration purposes only.
The position and size of doors, windows and other features are approximate.





Scriven & Co.
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Property Reference: 18829883