Scriven & Co.
Est. 1937

Residential Sales

65, Perry Hill Road, Oldbury, B68 0AW

Offers In The Region Of £525,000

- AN INDIVIDUAL DETACHED HOUSE WITH SPACIOUS ACCOMMODATION
- FOUR DOUBLE BEDROOMS
- KITCHEN DINER & TWO RECEPTION ROOMS
- DOWNSTAIRS W.C & UTILITY
- FAMILY BATHROOM WITH SHOWER CUBICLE
- EXTENSIVE REAR GARDEN
- GOOD SIZED SINGLE GARAGE & LARGE DRIVEWAY

All Buildings Great & Small

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An opportunity to acquire an individual detached house offering four double bedrooms, a family bathroom with both a shower cubicle and bath, two reception rooms, and a kitchen/diner. The property also benefits from a driveway providing parking for several vehicles, a large single garage, and an extensive rear garden with patio area.

The property is conveniently positioned for a range of everyday amenities, with local shops and services available along Tame Road, Hagley Road West and the surrounding area. Nearby facilities include convenience stores, supermarkets, cafés, restaurants, takeaways and public houses, whilst larger retail and leisure facilities can be found in Oldbury, Quinton and Birmingham. The property is also well placed for access to local parks and recreational facilities, providing a choice of opportunities for walking and outdoor activities.

For families, there is a good selection of schools within the surrounding area. Local primary schools include Brandhall Primary School, Perryfields Primary School, Lightwoods Primary Academy and Perryfields Academy providing secondary education.

The area is also within reach of Birmingham's well-known King Edward VI grammar schools, including King Edward VI Five Ways School, King Edward VI Camp Hill School for Boys and King Edward VI Camp Hill School for Girls. These are selective schools and admission is subject to the relevant entrance testing, admissions criteria and, where applicable, catchment arrangements. Prospective purchasers should make their own enquiries with the relevant school and local authority to establish the current admission arrangements and whether an individual address qualifies.

The property benefits from convenient road connections, with access towards Birmingham, Oldbury, the wider West Midlands and the national motorway network. Public transport is also readily accessible, with bus stops located close to Perry Hill Road. Rowley Regis railway station is approximately 2.3 kilometres from the property and provides services towards Birmingham Snow Hill and destinations including Kidderminster and Worcester, subject to the prevailing timetable.

Accommodation comprising enclosed porch, welcoming reception hall, understairs store cupboard, ground floor WC, kitchen diner, utility, dining room, lounge, spacious landing used as a study area, four double bedrooms, family bathroom with shower cubicle, gas boiler serving radiators, double glazing to windows as detailed. Extensive rear garden with patio onto lawn. EV Charger installed.

ENCLOSED PORCH (front)
Double glazed front door and double-glazed windows, tiled floor finish, single glazed door opening onto

RECEPTION HALL (inner)
Panel radiator, staircase off to first floor landing, store cupboard opening off understairs.

DOWNSTAIRS WC (inner)
Tiled floor finish, wash hand basin with hot and cold taps, tiled splashback, glass shelf, WC with low level flush, extractor.

KITCHEN/DINER (rear) 3.80m (2.60m) x 4.02m (3.00m)
Panel radiator, double glazed window overlooking garden, recessed spotlights to ceiling, tiled floor finish, kitchen fitted with a range of base units with cupboards and drawers, worktops, tiled splashbacks, bowl and a half single drainer sink with mixer tap, wall mounted store cupboards at high level, space for “Leisure Range Master 110” cooker, cooker hood above, door opening onto

UTILITY (rear) 2.01m x 2.72m
Tiled floor finish, panel radiator, double glazed door and double glazed window onto rear garden, wall mounted boiler, sink with hot and cold taps, splashback, plumbing for washing machine, space for dryer, wall mounted store cupboards at high level.

DINING ROOM (front) 3.64m (3.32m) x 3.84m maximum into bay
Double glazed bay window, panel radiator.

LOUNGE (rear) 3.78m (3.41m) x 3.78m plus bay
Double glazed bay with double glazed double doors and double glazed windows overlooking garden, gas fire, two vertical panel radiators.

Staircase from reception hall leading to first floor accommodation. Double glazed window.

SPACIOUS FIRST FLOOR LANDING (inner)
Double glazed window to front, two panel radiators, access to roof space, walk in storage cupboard, space on landing used as a study area.

BEDROOM ONE (rear) 3.78m (3.42m) x 3.80m
Double glazed window overlooking garden, panel radiator, fitted wardrobes, dressing table, overbed storage, side tables,

BEDROOM TWO (front) 3.62m (3.31m) x 3.33m
Panel radiator, double glazed window to front.

BEDROOM THREE (rear) 2.41m plus recess x 3.01m
Double glazed window, panel radiator.

BEDROOM FOUR (rear) 3.77m x 2.94m
Double glazed window, panel radiator.

BATHROOM WITH SHOWER CUBICLE (front) 2.96m x 3.11m (2.18m) taken from 1.50m
Double glazed window to front, recessed spotlights to ceiling, extractor, wood effect vinyl floor finish, panel radiator, bath with hot and cold taps, bidet, WC, large shower cubicle, walls to shower are tiled, tiled splash back, mirror to wall, towel rail and shaver point.

EXTENSIVE REAR GARDEN
The property benefits from an extensive rear garden with raised patio with pathway down, lawns, summer house, flower beds and trees.

GARAGE 5.56m x 3.03m
Strip light to ceiling, worktop, space for freezer. Useful storage, strip lights to ceiling.

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

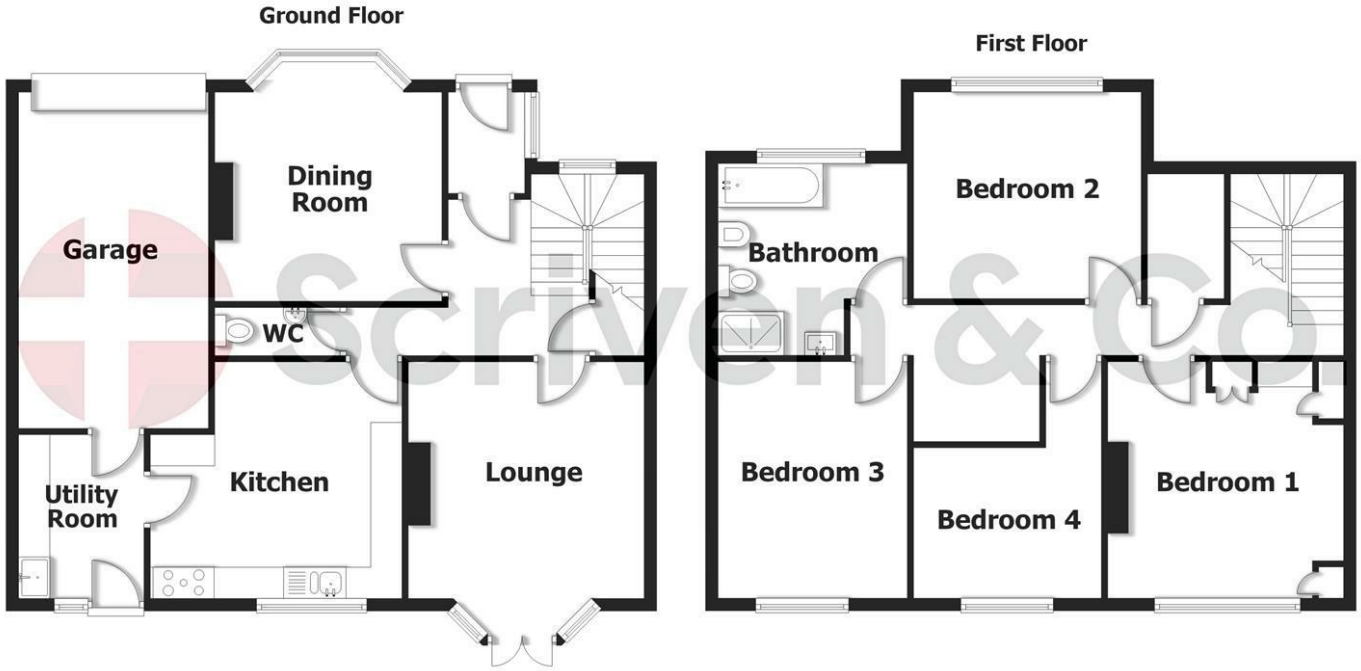
Consumer code for house builders:
https://consumercode.co.uk

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

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).



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Est. 1937

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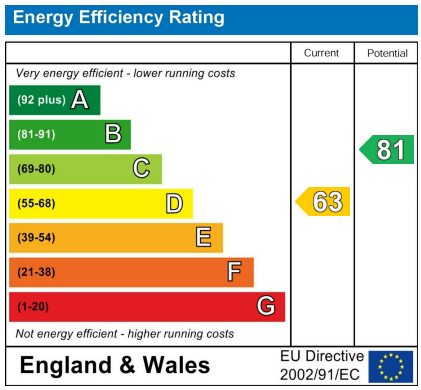

Property Reference: 18743801