



94, Pound Road, Oldbury, B68 9NB

Offers In The Region Of £425,000

- A SPACIOUS EXTENDED SEMI DETACHED HOUSE
 - EXTENSIVE REAR GARDEN
- THREE BEDROOMS & BATHROOM WITH SHOWER CUBICLE
 - EXTENDED KITCHEN & LOUNGE DINER
- ADDITIONAL RECEPTION ROOM TO FRONT
 - DOWNSTAIRS W.C & UTILITY
 - GARAGE & LARGE DRIVEWAY

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An opportunity to acquire an extended semi detached house with three double bedrooms and extensive rear garden.

Enclosed porch, reception hall, under stairs store, downstairs W.C./utility, extended kitchen, covered side entry, extended lounge diner, sitting room, landing, store cupboard, three double bedrooms, bathroom with shower cubicle, gas boiler serving radiators, double glazing to windows as detailed. Garage. Extensive rear garden

ENCLOSED PORCH (front)

Double glazed front door, double glazed windows, tiled floor.

RECEPTION HALL (inner)

Panel radiator, staircase off to first floor landing, useful store cupboard under stairs. Doors leading off.

SITTING ROOM (front) 3.62m plus bay x 3.50m (3.18m)

Double glazed bay window, panel radiator, fitted store cupboards and shelving.

EXTENDED LOUNGE/DINER (rear) 5.26m x 4.63m 4.27m to chimney breast plus study area 1.67m x 1.45m

Two panel radiators, wall mounted electric fire, fitted store cupboards and shelving, double glazed window overlooking garden, double glazed doors onto rear garden. Door opening onto kitchen

EXTENDED KITCHEN (rear) 3.07m x 5.16m max into door recess 4.28m

Tiled floor finish, recessed spotlights to ceiling, range of base units with cupboards and drawers, worktops, bowl and half single drainer stainless steel sink with mixer tap, cooker, four ring gas hob, cooker hood above, wall mounted store cupboards at high level, integrated dishwasher, space for fridge freezer, larder cupboards either side and store cupboard over, double glazed door onto side entry

SIDE ENTRY (front to rear)

Doors to front and rear, cold water tap,

DOWNSTAIRS W.C/UTILITY (side) 1.59m x 2.22m

Tiled floor finish, double glazed window, panel radiator, wash hand basin with mixer tap, tiled splash back, W.C. with push button flush, work top with space underneath for condenser dryer and plumbing for washing machine, tiled splash back. Storage cupboard above, towel holder, toilet roll holder.

Staircase from ground floor reception hall leading to first floor accommodation.

LANDING (inner)

Access to roof space, doors off

STORAGE CUPBOARD

BEDROOM ONE (rear)

3.49m (2.89m) x 4.62m max

Fitted wardrobe with sliding door, double glazed window,

panel radiator,

BEDROOM TWO

3.62m (plus bay) x 3.52m (max into wardrobe)

Double glazed bay window, panel radiator, fitted wardrobes,

BEDROOM THREE (rear) 3.32m x 2.85m

Double glazed window, panel radiator

BATHROOM WITH SHOWER CUBICLE

Two obscure double-glazed windows, panel bath with mixer tap, wash hand basin with mixer tap, vanity unit, W.C. with push button flush, shower cubicle with dual fitting, walls tiled to full height, recessed spotlights to ceiling, extractor.

REAR GARDEN

The property benefits from an extensive rear garden with patio area onto large lawn,

GARAGE (integral) 4.97m x 2.26m

Obscure single glazed window onto side entry, door to front. Wall mounted gas boiler, gas and electric meters.

TENURE

We are advised that 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.

VIEWING

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

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>

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).

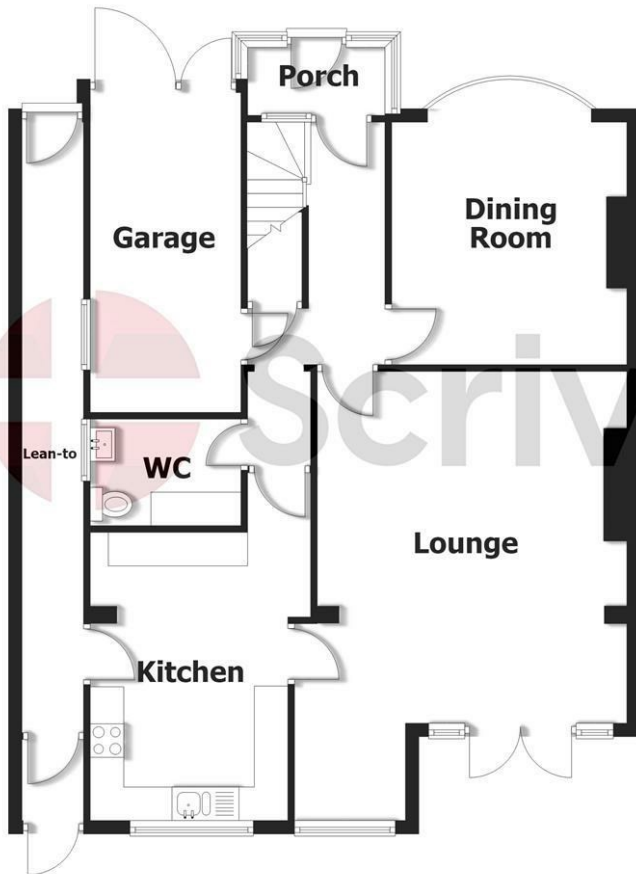




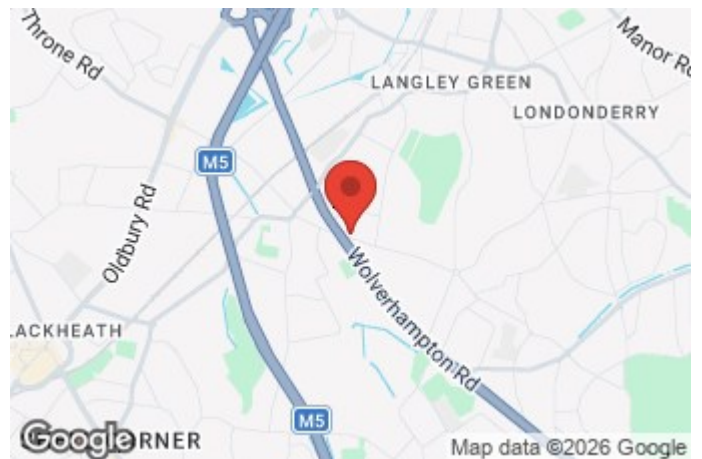
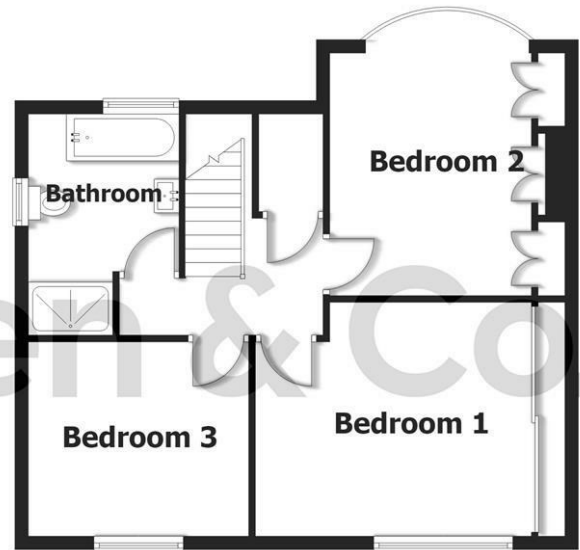




Ground Floor



First Floor



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

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

Property Reference: 18784280