



29, Hadley Street, Oldbury, B68 8PU

Offers In The Region Of £260,000

- SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE
 - WELCOMING RECEPTION HALL
 - KITCHEN OVERLOOKING GARDEN
 - TWO RECEPTION ROOMS
 - BATHROOM WITH SHOWER CUBICLE
- LARGE SIDE GARAGE WITH ELECTRIC DOOR
 - EXTENSIVE REAR GARDEN
 - NO UPWARD CHAIN

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A spacious semi-detached house with three bedrooms and extensive rear garden. The property benefits from a large side garage. NO UPWARD CHAIN.

Enclosed porch, welcoming reception hall, lounge, dining room, kitchen, first floor landing, three bedrooms, bathroom with shower cubicle, garage incorporating utility space to rear. Gas boiler serving radiators, double glazing to windows as detailed. Extensive rear garden.

ENCLOSED PORCH (FRONT):

Double glazed front door and double glazed windows, tiled floor finish, multi-panel single glazed door with obscure glass opening onto:

RECEPTION HALL (INNER):

Two obscure single glazed windows onto enclosed porch, panel radiator, staircase with handrail off to first floor landing, coving to ceiling. Storage cupboard opening off under stairs with shelving, gas meter and electric meter.

KITCHEN (REAR): 2.93m x 2.40m

Panel radiator, double glazed window, tiled floor finish, base units with cupboards and drawers, worktops, tiled splashbacks, inset stainless steel bowl and a half sink with mixer tap, "Neff" oven, "Neff" microwave, "Neff" four ring electric hob with cooker hood above, integrated fridge, integrated slimline "Neff" dishwasher, corner unit with carousel shelves, single glazed door opening onto garage.

DINING ROOM (FRONT): 3.64m max. (3.28m min.) x 3.48m min. (4.28m max. into bay)

Double glazed bay window, panel radiator, coving to ceiling, ceiling rose.

LOUNGE (REAR): 3.65m max. (3.29m min.) x 4.09m

Gas fire, coving to ceiling, panel radiator, double glazed sliding patio door onto rear garden.

Staircase from ground floor reception hall leading to:

FIRST FLOOR LANDING: (INNER/SIDE)

Obscure double glazed window to side, access to roof space, coving to ceiling, ceiling rose.

BEDROOM 1 (FRONT): 4.42m max. into bay (3.49m) x 3.57m max into wardrobe (3.21m min.)

Double glazed bay window, panel radiator, fitted wardrobe.

BEDROOM 2 (REAR): 4.08m x 3.65m max into wardrobe (3.30m min.)

Double glazed window, panel radiator, fitted wardrobe, coving to ceiling.

BEDROOM 3 (FRONT): 2.42m x 2.56m

Panel radiator, double glazed window.

BATHROOM WITH SHOWER CUBICLE: 2.29m x 2.40m

Double glazed window, heated towel rail, recessed spotlights to ceiling, corner bath with shower attachment, w.c. with push button flush, shower cubicle with shower panels, wash hand basin with mixer tap, vanity unit, mirror, downlighting, tiled effect floor finish.

REAR GARDEN:

The property has the benefit of an extensive rear garden with patio area onto shaped lawn.

GARAGE: 3.43m max. narrowing to the opening 2.22m x 8.85m max. from garage door

Double glazed window and double glazed door onto rear garden. Double glazed pedestrian door to front, electric garage door, wall mounted gas boiler, cold water tap, base unit with cupboards and drawers, bowl and a half single drainer stainless steel sink with mixer tap, plumbing for washing machine, wall mounted store cupboard at high level. (Agents Note: The maximum overall measurements of the garage incorporates a ramp and raised section).

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.

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.

PARAGRAPH 3 -

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

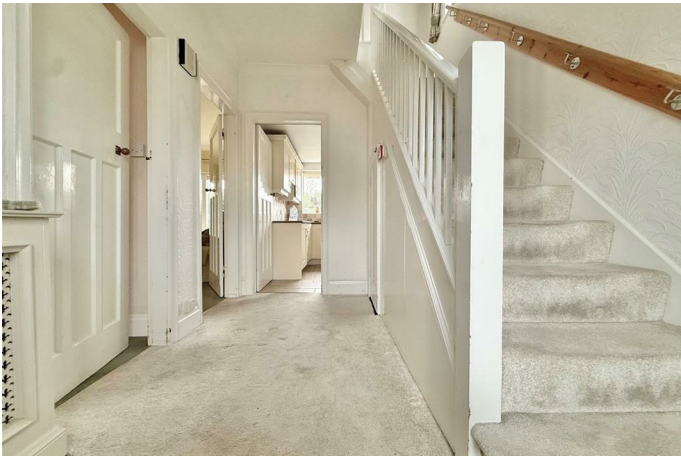
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by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

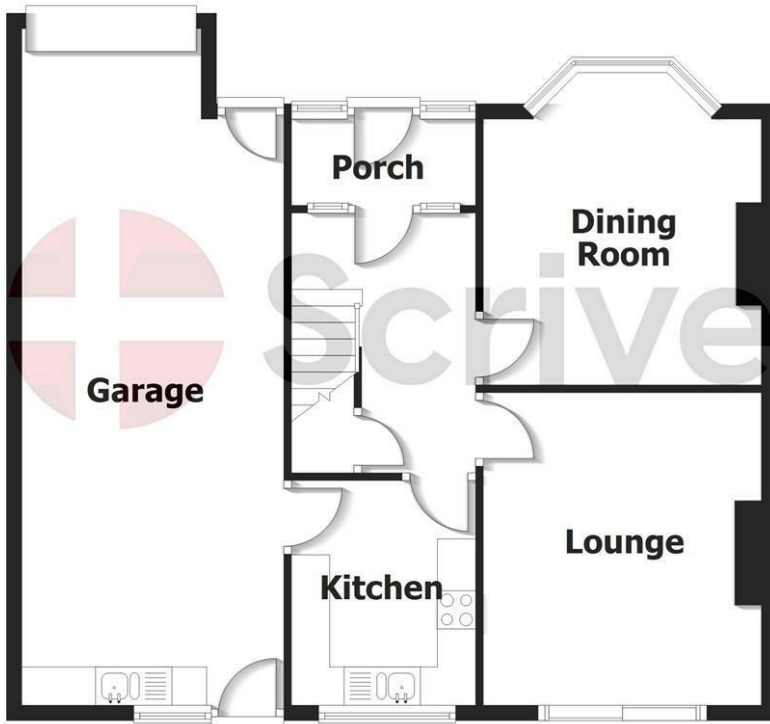




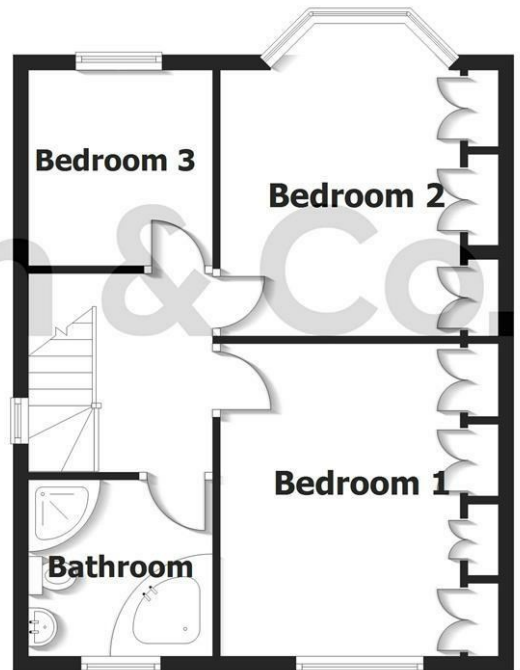




Ground Floor



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC