Scriven & Co.
Est. 1937

Residential Sales



29, Timothy Road, Tividale, Oldbury, B69 1NS

Offers In The Region Of £250,000

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE OCCUPYING A GOOD SIZED PLOT
- CUL-DE-SAC LOCATION
- EXTENDED KITCHEN AND THROUGH LIVING ROOM
- SHOWER ROOM
- DOUBLE GARAGE AND DRIVEWAY
- GOOD SIZED GARDEN
- NO UPWARD CHAIN

RICS Regulated by RICS
arla naea propertymark
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Situated in a cul-de-sac location on generous plot is this extended three bedroom semi-detached house with double garage. NO UPWARD CHAIN.

Accommodation comprising enclosed porch, through living room, extended kitchen, landing, three bedrooms, shower room, double garage, gas boiler serving radiators, double glazing to windows as detailed. Rear garden.

ENCLOSED PORCH (front)
Double glazed front door and double glazed windows, sliding double glazed door onto

THROUGH LIVING ROOM - Comprising:

RECEPTION HALL AREA 1.95m x 3.42m (including stairs) opening onto

LOUNGE AREA (front/rear) 3.47m (3.07m) 2.59m x 7.06m
Two panel radiators, double glazed window to front, double glazed sliding door onto rear garden, some coving to ceiling, electric fire, archway onto

DINING AREA (FORMER KITCHEN) (rear) 2.13m (2.01m) x 3.37m max (2.65m)
Panel radiator, store cupboard with hanging rail and shelving. Obscure double glazed door onto double garage, archway onto

EXTENDED KITCHEN (rear) 2.94m x 2.70m
Double glazed window, strip light to ceiling, base units with cupboards and drawers, worktops, four ring gas hob, cooker hood above, single bowl single drainer stainless steel sink with mixer tap, dishwasher, space for fridge freezer, wall mounted store cupboards at high level, some walls part tiled.

Staircase from ground floor reception hall leading to

FIRST FLOOR LANDING (inner/side)
Obscure double glazed window to side, access to roof space,

BEDROOM ONE (rear) 3.44m x 2.93m
Double glazed window, panel radiator,

BEDROOM TWO (front) 3.55m x 2.96m
Double glazed window, panel radiator,

BEDROOM THREE (front) 2.65m x 2.36m (maximum measurements including bulkhead of stairs)
Double glazed window, panel radiator,

SHOWER ROOM 2.40m max x 2.41m (2.12m)
Double glazed window, panel radiator, shower enclosure, WC, wash hand basin with vanity unit, mirrored cabinet to wall, cupboard housing Worcester gas boiler and shelving, strip light to ceiling, walls tiled to full height.

DOUBLE GARAGE 6.27m x 7.35m
Double glazed window and double glazed door onto rear garden, door to side, double glazed window to side, strip lights to ceiling, single bowl single drainer sink.

REAR GARDEN
The property enjoys the benefit of a pleasant rear garden with patio area onto shaped lawn. Double gates giving access to front.

COUNCIL TAX BAND B

TENURE
The tenure of the property is currently leasehold. The lease term is for 99 years from the 25th March1962. As of 20/03/26 there are 35 years remaining. It is the intention of the vendors to acquire the freehold interest and sell the property with the benefit of the freehold title. 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.

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

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).

























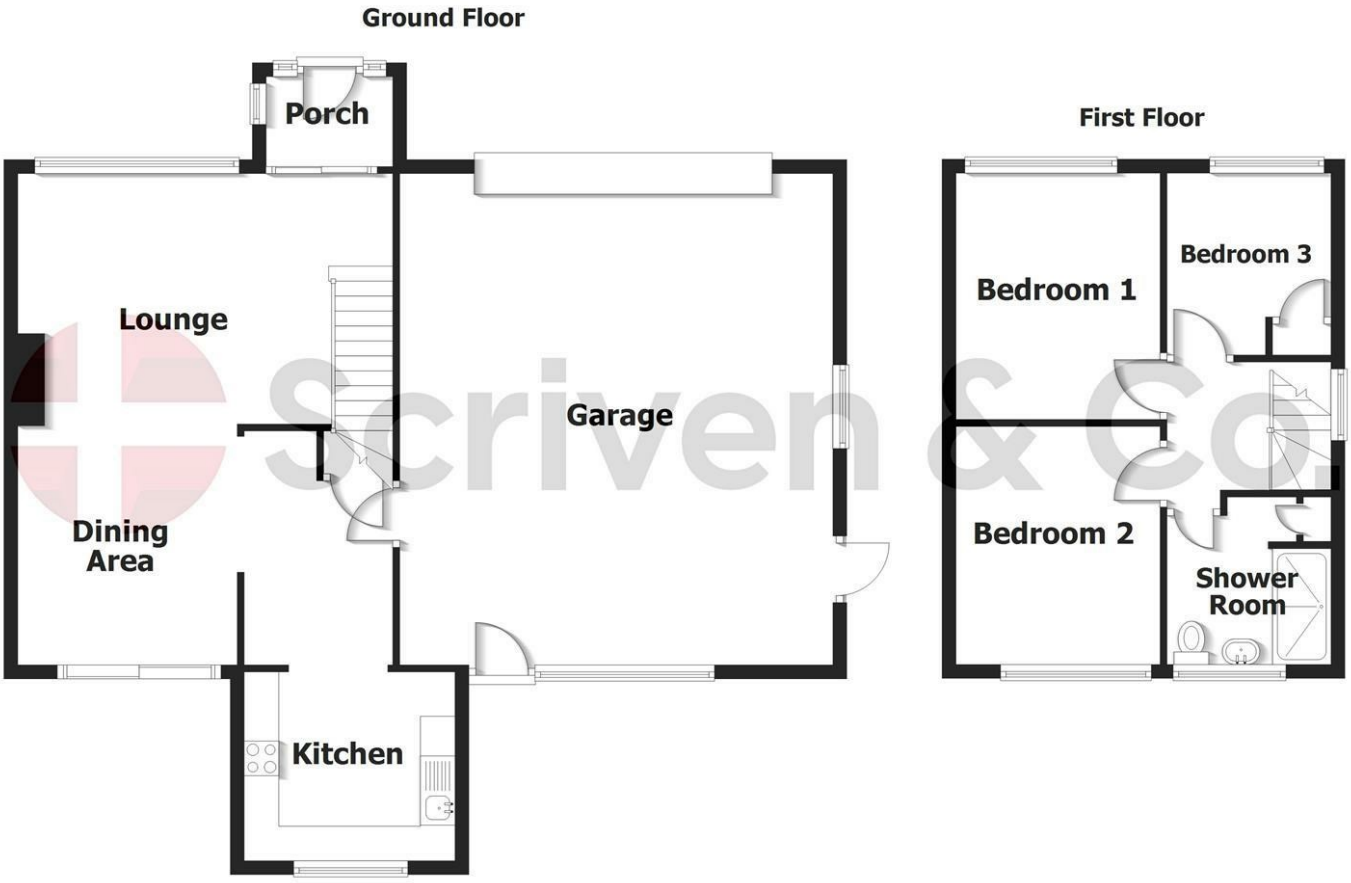










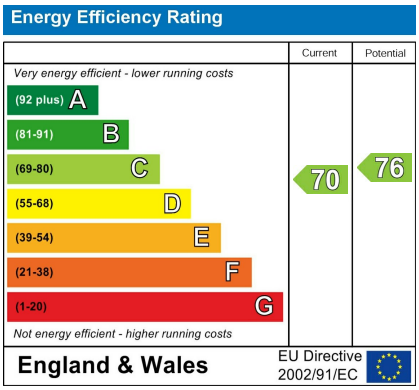






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