Scriven & Co.
Est. 1937

Residential Sales



5, Squirrels Hollow, Oldbury, West Midlands, B68 0EY

Offers In The Region Of £350,000

- DETACHED BUNGALOW WITH GARAGE
- THREE BEDROOMS (ONE WITH EN-SUITE)
- KITCHEN WITH DINING AREA AND UTILITY
- LOUNGE AND CONSERVATORY
- BATHROOM
- WELL MAINTAINED REAR GARDEN WITH PATIO ONTO LAWN
- CUL-DE-SAC LOCATION

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

Situated in a cul-de-sac location is this three-bedroom detached bungalow with garage and conservatory. The property benefits from a well-maintained rear garden with patio area.

Accommodation comprising entrance hall, lounge, dining room, kitchen, utility, conservatory, inner hall, three bedrooms (bedroom one with en-suite shower room), bathroom, gas boiler serving radiators, double glazing to windows as specified. Rear Garden, Garage and off road parking.

ENTRANCE HALL: (Inner/side)
Obscure double-glazed front door with obscure double glazed side panels, panel radiator, coving to ceiling, ornamental ceiling rose. Store cupboards. Door opening onto:

LOUNGE: (Rear) 3.70m x 5.35m
Two ornamental ceiling roses, panel radiator, coving to ceiling, double glazed sliding door onto rear garden, electric fire.

DINING ROOM: (Front/side) 2.49m x 2.36m
Panel radiator, double glazed windows to front and side, coving to ceiling, archway onto:

KITCHEN: (side) 2.47m x 3.02m
Two double glazed windows to side, coving to ceiling, kitchen fitted with base units with cupboards and drawers, worktops with tiled splashbacks, single bowl single drainer stainless sink with mixer tap, wall mounted storage cupboards at high level, recess for cooker, space for fridge, plumbing for dishwasher. Access to roof space. Double glazed door opening onto

UTILITY: (Inner/side) 2.33m x 1.46m
Double glazed window, panel radiator, wood effect floor finish, base unit with storage cupboard, work top with wall mounted storage cupboard above, coving to ceiling. Plumbing for washing machine. Double glazed double doors opening onto:

CONSERVATORY: (Rear) 2.79m x 2.92m
Double glazed windows, ceiling light and fan, wood effect floor finish, double glazed double doors opening onto rear garden.

INNER HALL: (Located off entrance hall)
Coving to ceiling, ornamental ceiling rose. Doors off.

BATHROOM: (Side) 1.96m x 1.75m
Obscure double-glazed window, heated towel rail, toilet roll holder, W.C. with push button flush, wash hand basin with vanity unit and mixer tap, panel bath with mixer tap, walls tiled to full height, coving to ceiling.

BEDROOM ONE: (Front) 2.90m x 3.12m
Panel radiator, double glazed bow window, coving to ceiling, range of fitted wardrobes, drawer unit with side cupboard. Door opening onto:

EN-SUITE SHOWER ROOM: (Side) 1.72m x 1.01m
Obscure double-glazed window, heated towel rail, W.C. with push button flush, wash hand basin with vanity unit, mixer tap, corner shower cubicle, walls tiled to full height.

BEDROOM TWO: (Front) 4.01m x 2.42m
Double glazed bow window, panel radiator, a range of fitted wardrobes, unit with drawers and cupboard.
BEDROOM THREE: (Side) 2.58m x 2.19m
Double glazed window, panel radiator, coving to ceiling.

REAR GARDEN:
The property benefits from a well-maintained rear garden with patio area with steps onto lawn, border stocked with a variety of shrubs and plants, garden shed. Outside tap.

GARAGE: 2.38m x 5.07m to door (5.18m)

COUNCIL TAX BAND E

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.

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

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).













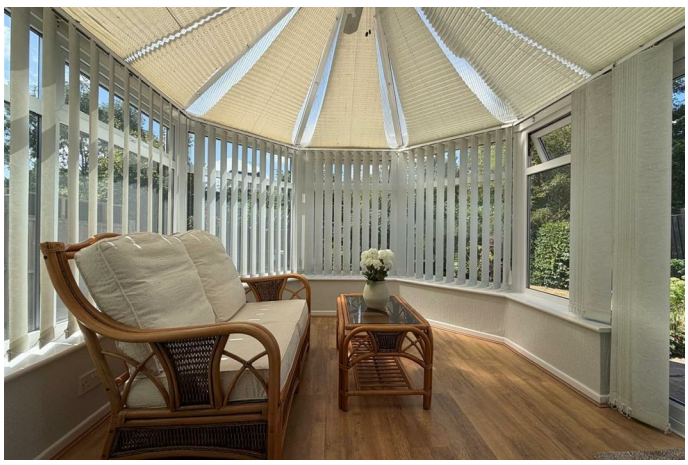









Hotpoint









Floor Plan



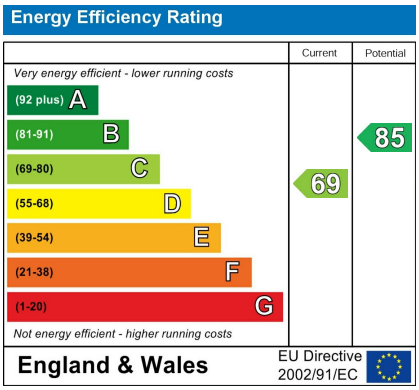
This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimesions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.





Scriven & Co.
Est. 1937

- 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



Property Reference: 18831524