Scriven & Co.
Est. 1937

Residential Sales



22, Hadzor Road, Oldbury, B68 9LA

Offers In The Region Of £375,000

- EXTENDED SEMI DETACHED HOUSE
- EXTENDED KITCHEN DINER
- EXTENDED LOUNGE & DINING ROOM
- THREE BEDROOMS & BATHROOM
- EXTENSIVE REAR GARDEN WITH PATIO ONTO LAWN
- CONVENIENT FOR WARLEY WOODS & LIGHTWOODS PARK
- OFF ROAD PARKING

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intertek ISO 9001:2015
UKAS MANAGEMENT SYSTEMS 014
OnTheMarket
rightmove

Situated in a popular location is this well-proportioned and extended three-bedroom semi-detached house, offering spacious and flexible accommodation together with an extensive rear garden. The property provides well-balanced living space and offers an opportunity for purchasers to further personalise the accommodation to suit their individual requirements.

Hadzor Road is situated within the Old Warley area of Oldbury, offering convenient access to a range of local amenities, schools and facilities. There are a number of primary and secondary schools within the surrounding area, including Lightwoods Primary Academy, Bleakhouse Primary School, Bristnall Hall Academy and Oldbury Academy. Local shops and everyday amenities are available nearby, with further shopping, leisure and recreational facilities available in the surrounding areas. The property also benefits from access to local bus services and road links, including the M5 motorway, while Warley Woods and other nearby green spaces provide opportunities for walking and outdoor recreation.

Accommodation comprising enclosed porch, reception hall, understairs store cupboard, dining room, extended lounge, kitchen diner, landing, three bedrooms, bathroom, gas boiler serving radiators, double glazing to windows as detailed. Side garage/store (not suitable for car) Large rear garden.

ENCLOSED PORCH (Front)
Double glazed front door, double glazed windows, front door with leaded light panel opening onto reception hall.

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

DINING ROOM (Front) 3.78m max (3.41m) x 3.48m plus bay
Double glazed bay window, panel radiator.

EXTENDED LOUNGE (Rear) 5.61m x 3.68m (3.78m)
Wood effect floor finish, double glazed sliding door onto rear garden, panel radiator.

EXTENDED KITCHEN DINER (Rear) 3.99m x 4.47m
Double glazed window and double glazed door onto rear garden, recessed spotlights to ceiling, tiled floor finish, kitchen fitted with range of base units with cupboards and drawers, worktops, bowl and a half single drainer stainless steel sink with mixer tap, cooker, four ring gas gob, cooker hood above, range of base units with cupboards and drawers, worktops, wall mounted store cupboards at high level (some glass fronted display cabinets), shelving, space and plumbing for washing machine, space and plumbing for dishwasher. Door opening onto small garage/store.

SMALL GARAGE/STORE (Not measured) not suitable for a car.

Staircase from ground floor reception hall leading off to:

FIRST FLOOR LANDING (Inner/side)
Obscure double glazed window to side, doors off.

BEDROOM ONE (Front) 3.49m x 3.79m (3.54m)
Double glazed window, panel radiator.

BEDROOM TWO (Rear) 3.49m x 3.80 (3.43m)
Double glazed window, panel radiator.

BEDROOM THREE (Front) 1.93m (1.81m) x 2.45m max including part of bulkhead of staircase
Double glazed window to front, panel radiator.

BATHROOM (Rear) 1.95m x 2.39m
Obscure double glazed window, recessed spotlights to ceiling, panel radiator, pedestal wash hand basin with mixer tap, tiled splashback, heated towel rail, wc with push button flush, p-shaped bath, shower screen, electric shower, walls to bath part tiled, access to roof space.

REAR GARDEN
The property has the benefit of an extensive rear garden with patio area, outside tap, steps down to large lawn, garden sheds.

COUNCIL TAX BAND C

AGENTS NOTE
School catchment areas and admission arrangements are subject to change and places at individual schools are not guaranteed. Catchment boundaries, admission criteria and availability of places can vary from year to year, and some schools may operate additional or different admission criteria. Prospective purchasers are advised to make their own enquiries directly with the relevant local authority and individual schools to confirm the current catchment area, admission arrangements and likelihood of obtaining a place for any particular address and year of admission.

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.

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

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



Property Information Links

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

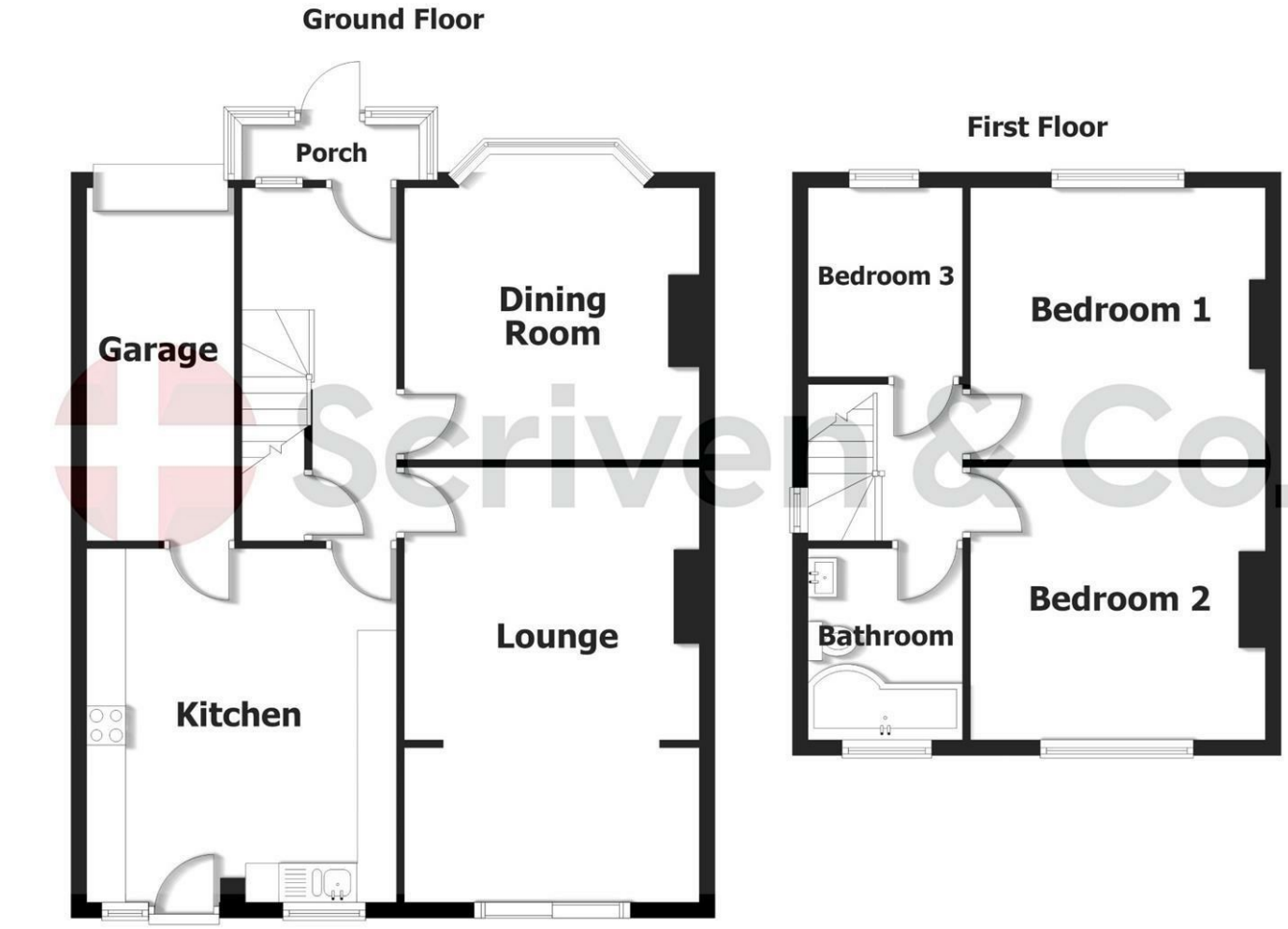
Water supplier:
https://www.ofwat.gov.uk/households/your-water-company
https://www.water.org.uk/customers/find-your-supplier



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).

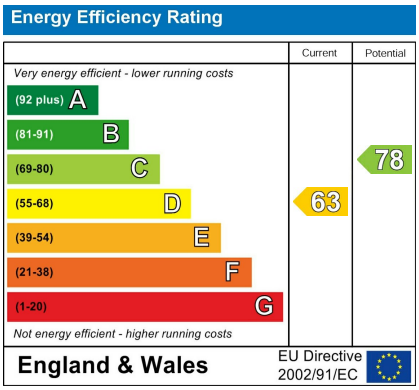






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