Scriven & Co.
Est. 1937

Residential Sales



33, Hadzor Road, Oldbury, B68 9LA

Offers In The Region Of £475,000

- DETACHED BUNGALOW SITUATED ON CORNER PLOT
- THREE BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM
- KITCHEN & UTILITY
- ENLARGED LOUNGE WITH DINING AREA
- GARAGE & CAR PORT
- GOOD SIZED REAR GARDEN
- SOUGHT AFTER LOCATION CONVENIENT FOR WARLEY WOODS & GOLD COURSE

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

Situated in a sought-after location, conveniently positioned for Warley Woods and Golf Course, this spacious three-bedroom detached bungalow occupies a substantial corner plot and represents an unusual opportunity to acquire a property with considerable potential.

The accommodation is generously proportioned throughout and requires some updating in places, whilst offering scope for modernisation and reconfiguration to suit individual requirements. The property also offers further potential for alterations, subject to any necessary planning permissions and building regulations approval.

Properties of this type and on plots of this size are rarely available, making this an appealing opportunity for those seeking a substantial detached bungalow with scope to improve and personalise the accommodation.

Accommodation comprising enclosed porch, reception hall, kitchen, utility, enlarged living room with dining area, three bedrooms (one with en-suite shower room), bathroom, garden, large single garage, workshop/store and carport. Gas boiler serving radiators, double glazing to windows as specified.

ENCLOSED PORCH (front)
Double glazed front door and double glazed windows, tiled floor finish, cupboard housing gas meter, door opening onto reception hall.

RECEPTION HALL (inner)
Panel radiator, doors off.

ENLARGED LIVING ROOM WITH DINING AREA (front) 6.46m x 3.35m plus bay (maximum measurements including dining area)
Three panel radiators, double glazed bay window, double glazed windows to front and side, gas fire, multi panel obscure single glazed door onto utility area.

UTILITY AREA (side) 1.63m x 2.80m
Panel radiator, plumbing for washing machine, worktops, space for condenser dryer, two double glazed windows, archway onto kitchen.

KITCHEN (rear) 2.22m x 3.02m
Double glazed window, panel radiator, wall mounted Worcester gas boiler, bowl and a half single drainer stainless steel sink with hot and cold mixer tap, four ring electric hob, tiled splash back, stainless steel cooker hood above, wall mounted store cupboards at high level, integrated cooker, space for fridge freezer, base units with cupboards and drawers, worktops with upstands, strip lights to ceiling.

BEDROOM THREE (front) 3.65m x 3.03m
Double glazed window, panel radiator,

BATHROOM (side) 1.79m x 2.62m
Obscure double glazed window onto garage, panel radiator, pedestal wash hand basin, WC, panel bath with hot and cold taps, access to roof space, extractor, towel rail.

BEDROOM ONE (rear) 3.00m (4.22m) x 3.64m
Double glazed window, panel radiator, door opening onto en-suite shower room. Built in wardrobe.

EN-SUITE SHOWER ROOM (rear) Not measured.
Panel radiator, WC with push button flush, shower enclosure, wash hand basin with mixer tap, tiled splashback, circular window,

BEDROOM TWO (rear) 1.64m x 3.73m (4.21m max into recess)
Double glazed window, panel radiator,

REAR GARDEN
The property benefits from a good sized rear garden with patio area, sloped pathway or steps up to lawn.

AGENTS NOTE - There is a hardstanding area situated in the left-hand corner of the garden, when looking away from the property. The vendors previously used this area for parking a vehicle; however, it has since been fenced off. A dropped kerb is present to the other side of the fence. The position and use of the hardstanding and dropped kerb should be verified by the purchaser if this is of particular importance.

CARPORT (side)

GARAGE (side) 3.61m x 5.38m
WORKSHOP/STORE (located to rear of garage) 2.40m x 3.60m

COUNCIL TAX BAND D (Sandwell)

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.

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

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).



























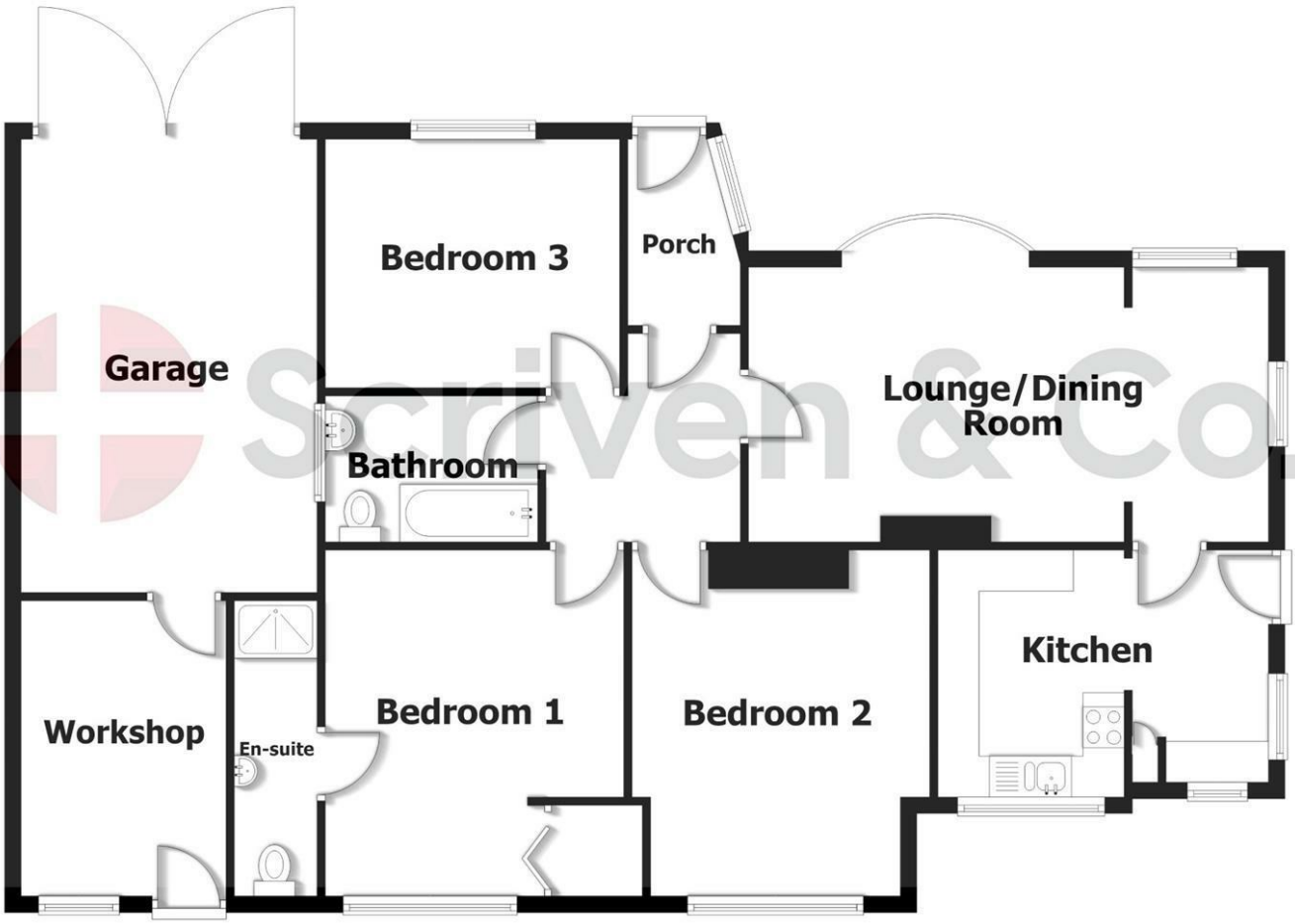








Floor Plan

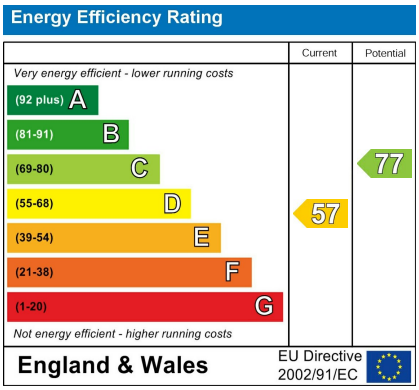






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