



112, Wellington Road, Bilston, WV14 6AZ

Offers In The Region Of £230,000

- LARGE SEMI DETACHED HOUSE
 - TWO RECEPTION ROOMS
 - BREAKFAST KITCHEN
 - THREE DOUBLE BEDROOMS
- GROUND FLOOR SHOWER AND TWO WCS
- FIRST FLOOR BATHROOM AND ADDITIONAL WC
 - ENCLOSED GARDEN

All Buildings Great & Small



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An opportunity to acquire a well proportioned three bedroom semi detached house of character offering flexible accommodation.

VESTIBULE (front)

Double entrance doors, tiled floor, electric meters.

HALL (front)

Stairs leading to first floor landing, door to cellar.

LOUNGE (front) 4.60m x 3.74m (4.37m max into bay)

Double glazed bay window, panel radiator,

DINING ROOM (rear) 3.91m x 4.28m

Double glazed window, panel radiator,

INNER LOBBY

Store/pantry off.

DOWNSTAIRS WC (side)

Double glazed window, WC with low level flush, wash hand basin.

KITCHEN/BREAKFAST ROOM (rear/side) 3.02m max x 5.88m max

Double glazed window, panel radiator, kitchen fitted with a range of base units with cupboards and drawers, wall units fitted at high level, built in four ring gas hob and electric oven, cooker hood above, one and half bowl circular sink, 'Worcester' gas fitted boiler.

REAR LOBBY (rear) 1.25m x 4.01m

Double glazed windows and double glazed door leading to garden.

Opening off:

STORE CUPBOARD

Wall cupboard and worktop

WC

WC with low level cistern, hand wash basin.

SHOWER ROOM

Tiling to walls of shower tray, mixer shower.

From hall, stairs leading to

CELLAR 1.75m x 4.30m (max)

Staircase from reception hall leading to

FIRST FLOOR LANDING (inner)

Access to roof space.

STORE CUPBOARD

Plumbing for washing machine, sink inset into unit.

BEDROOM ONE (front) 3.95m x 3.76m

Panel radiator, double glazed window, wash hand basin with vanity unit.

BEDROOM TWO (rear) 3.92m x 4.28m

Panel radiator, double glazed window, wash hand basin

with vanity unit.

BEDROOM THREE (rear) 3.14m x 3.56m

Panel radiator, double glazed window, wash hand basin with vanity unit.

BATHROOM (front) 1.90m x 2.60m plus 0.75m x 1.12m

Panel radiator, double glazed window, panel bath with mixer tap and shower attachment, pedestal wash hand basin, WC with low level flush, shower cubicle with electric shower, glazed door, walls to shower cubicle fully tiled,

WC (side)

Double glazed window, WC with low level flush, wash hand basin.

REAR GARDEN

The enclosed rear garden features a blocked paved patio area leading to lawn and raised beds to side.

AGENTS NOTE: There is a railway line that runs to the rear of the garden.

AGENTS NOTE: Please refer to the photograph illustrating the current registered title boundary and the additional garden area that is currently subject to a Land Registry application.

An application is currently being processed by HM Land Registry in relation to the land to the rear of the property. The application concerns the incorporation of this additional garden area into the property's registered title. The buyer is advised to obtain verification from their Solicitor or Surveyor.

REVISION 1 GTS/ELD 11.06.26

COUNCIL TAX BAND C (Wolverhampton)

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 a Removals and Storage Company. It is the clients' or buyers' decision whether to choose to deal with the Removals and Storage Company. Should the client or a buyer decide to use the Removals and Storage 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.

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).

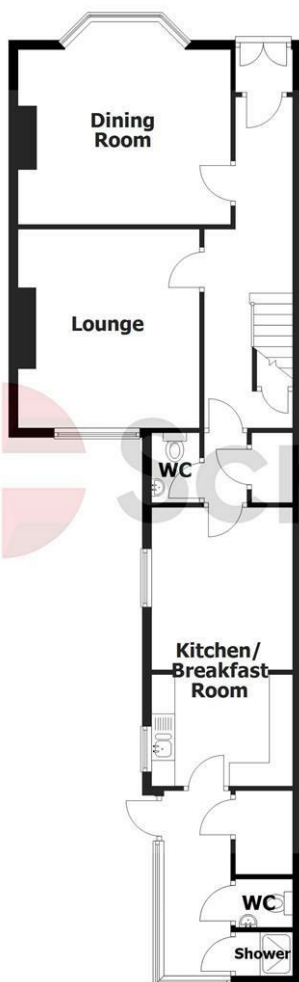








Ground Floor



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Reference: 18709898