Scriven & Co.
Est. 1937

Residential Sales



2, Sherbourne Road, Cradley Heath, B64 7PU

Offers In The Region Of £325,000

- DETACHED HOUSE SITUATED ON CORNER PLOT
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM & THROUGH LOUNGE
- DOWNSTAIRS W.C & RE-FITTED SHOWER ROOM
- REAR & SIDE GARDENS
- LARGE GARDEN STORE
- DRIVEWAY FOR A NUMBER OF CARS & GARAGE

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Situated on a large corner plot, convenient for Old Hill railway station is this three bedroom detached house with garage.

Covered entrance, reception hall, kitchen/breakfast room, downstairs w.c., through lounge, landing, three bedrooms, re-fitted shower room, rear/side gardens, garden store. Garage. Gas boiler serving radiators, double glazing to windows as detailed.

RECEPTION HALL (INNER): 1.80m x 4.53m (max. measurements including staircase)
Wood effect floor finish, panel radiator, obscure double glazed front door, coving to ceiling, useful storage cupboard opening off under stairs with shelving. Door opening onto:

KITCHEN/BREAKFAST ROOM (REAR): 4.07m x 2.92m plus bay (3.47m max. into bay)
Wood effect floor finish, panel radiator, double glazed bay window onto garden, obscure double glazed door onto garden. The kitchen is fitted with base units with cupboards and drawers, worktops, double bowl single drainer stainless steel sink with mixer tap, wall mounted storage cupboards at high level, four ring electric hob, cooker hood above, space and plumbing for washing machine, oven, microwave/grill combi, space for fridge/freezer, further sink with worktop, plumbing for washing machine, space for condenser dryer, wall mounted store cupboards, walls tiled to full height. Door opening onto Garage leading to downstairs W.C.

THROUGH LOUNGE: 7.44m plus bay x 3.62m max. (2.95m plus bay)
Wood effect floor finish, double glazed bay window to front and side, two panel radiators, double glazed sliding patio door onto rear garden.

Staircase from ground floor reception hall leading to first floor:

LANDING (INNER/SIDE):
Obscure double glazed window to side, access to roof space.

BEDROOM 1 (FRONT): 3.38m x 4.01m
Two double glazed windows, panel radiator, fitted wardrobes and storage cabinets, cupboards at high level.

BEDROOM 2 (REAR/SIDE): 3.31m x 3.34m
Two double glazed windows, panel radiator.

BEDROOM 3 (FRONT): 3.01m (2.23m) x 2.11m (max. measurements to include bulkhead of staircase)
Store cupboard over bulkhead, double glazed window to front, panel radiator.

RE-FITTED SHOWER ROOM (REAR): 2.03m x 2.42m max
Obscure double glazed window, heated towel rail, tiled floor finish, bidet with mixer tap, w.c. with push button flush, walk-in shower cubicle, wash hand basin with vanity unit, store cupboard and pull-out drawer, recessed spotlights to ceiling.

GARAGE: 2.44m x 4.63m to door (5.18m max. into recess)
Gas and electric meters.

DOWNSTAIRS W.C:
Obscure double glazed window, w.c. with push button flush, tiled floor finish.

REAR & SIDE GARDENS:
Rear garden comprising paved patio area onto shaped lawn, garden store. Side garden with lawn.

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.

COUNCIL TAX BAND D

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).





















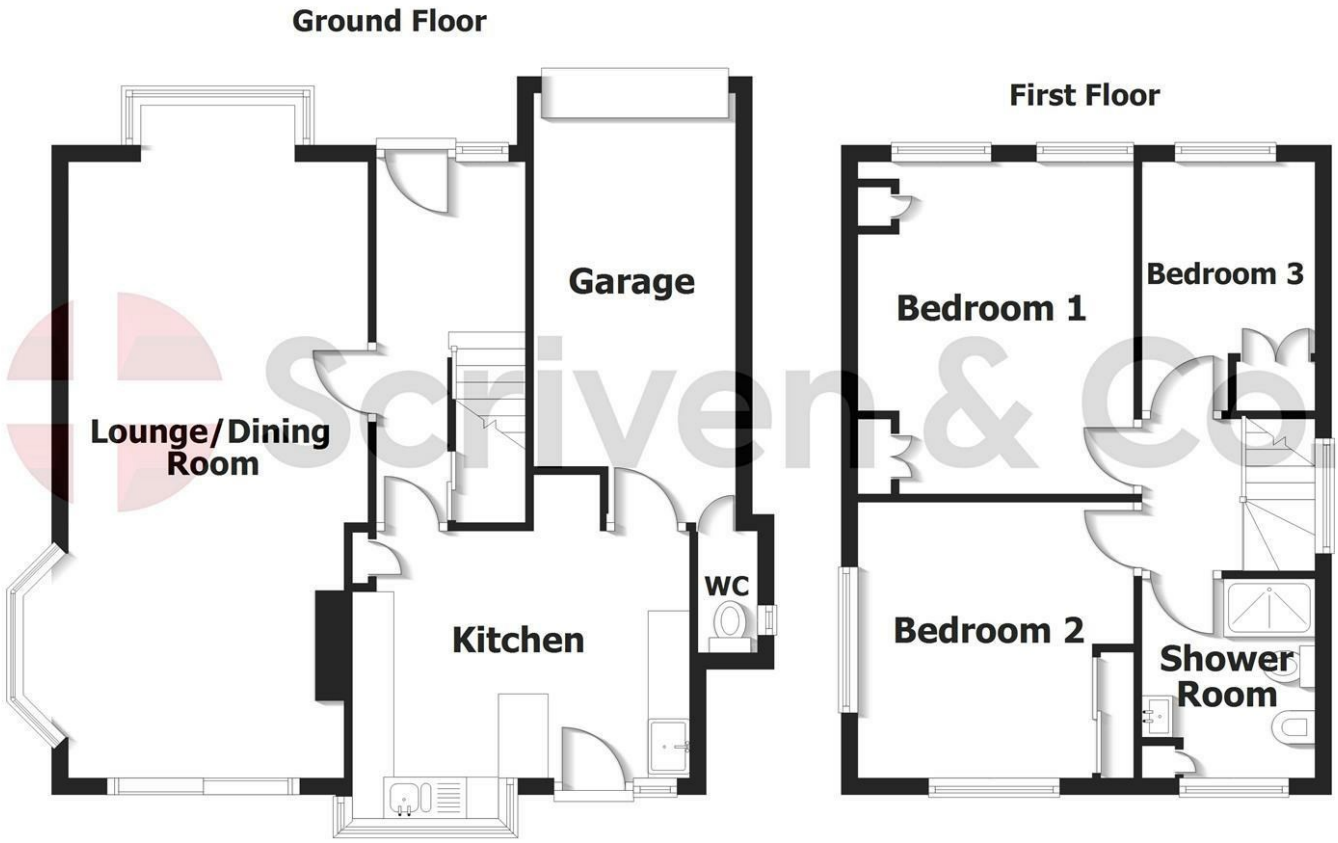










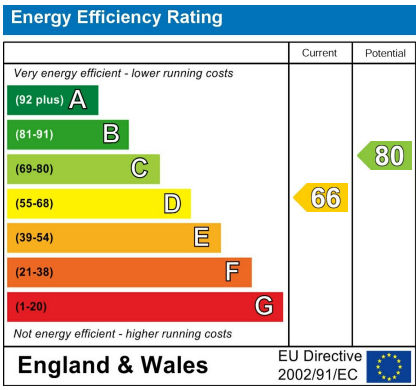






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