Scriven & Co.
Est. 1937

Residential Sales



8, Woodbourne Road, Smethwick, B67 5LY

Offers In Excess Of £280,000

- SEMI DETACHED HOUSE WITH SIDE GARAGE
- THREE BEDROOMS & BATHROOM
- KITCHEN & TWO RECEPTION ROOMS
- GOOD SIZED GARDEN
- CONVENIENTLY SITUATED FOR WARLEY WOODS
- IN NEED OF MODERNISATION BUT HAS POTENTIAL
- NO UPWARD CHAIN

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OnTheMarket
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An excellent opportunity to acquire a three bedroom semi-detached house, conveniently situated close to Warley Woods. The property offers well-proportioned accommodation, together with the added benefit of a side garage. Although requiring some modernisation, the property offers considerable potential for purchasers looking to update and personalise a home to their own tastes and requirements. Offered for sale with the benefit of no upward chain

The property is conveniently located in the Warley area of Smethwick, close to the popular Warley Woods, which provides attractive green space for walking, outdoor recreation and leisure activities. Local shopping facilities, convenience stores and everyday amenities are available nearby, with a wider range of shops and supermarkets found along Bearwood Road and in the surrounding area. Local schools include Abbey Infant and Junior Schools, St Gregory's Catholic Primary School and Bristnall Hall Academy, although prospective purchasers are advised to make their own enquiries regarding admissions, catchment areas and availability. The area is served by local bus routes, with Smethwick Rolfe Street and Langley Green railway stations both approximately 1.5 miles away, and Smethwick Galton Bridge railway station approximately 1.8 miles away, providing further public transport links. The nearby A456 Hagley Road also offers road connections towards Birmingham city centre and the wider motorway network.

Accommodation comprising reception hall, kitchen, dining room, lounge, first floor landing, three bedrooms, bathroom, gas fired back boiler serving radiators,

The property is planned on two floors and comprises :-

STORM PORCH cupboards housing gas and electric meters. Front door with leaded light panels leading to

RECEPTION HALL (inner)
Panel radiator, staircase off to first floor landing, store cupboard opening off understairs with shelving and obscure single glazed window onto garage. Sliding door onto kitchen.

KITCHEN (rear) 2.26m x 2.56m
Single glazed window, single bowl single drainer stainless steel sink with mixer tap, worktop, storage cupboards with drawer, wall mounted store cupboards at high level, space for cooker, space for fridge/freezer, plumbing and space for washing machine, multi panel single glazed door opening onto garage.

DINING ROOM (Front) 3.34m (2.97m) x 3.64m
Gas fire, single glazed door and single glazed windows onto rear garden,

LOUNGE (Rear) 3.63m (3.26m) x 4.57m max into bay
Single glazed bay window, gas fire,

Staircase from ground floor reception hall leading to first floor landing.

FIRST FLOOR LANDING (inner/side)
Obscure single glazed window to side, doors off.

BEDROOM ONE (rear) 3.64m x 3.60m (3.24m)
Built in wardrobe with hanging rail, single glazed window, panel radiator,

BEDROOM TWO (front) 3.38m (3.02m) x 4.39m max into bay
Bay window, panel radiator, double glazed window

BEDROOM THREE (front) 2.22m x 2.25m
Double glazed window,

BATHROOM (rear) 2.46m x 2.00m
Obscure single glazed window, panel bath with hot and cold taps, WC, wash hand basin with hot and cold taps, cupboard housing hot water cylinder, access to roof space,

REAR GARDEN
The property enjoys the benefit of a good sized rear garden with patio onto large lawn.

GARAGE (side) 7.62m (6.18m) x 1.99m – maximum measurements overall including brick store.
Steps down, obscure double glazed door onto rear garden, strip light to ceiling, garage door to front.

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.

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

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

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).

















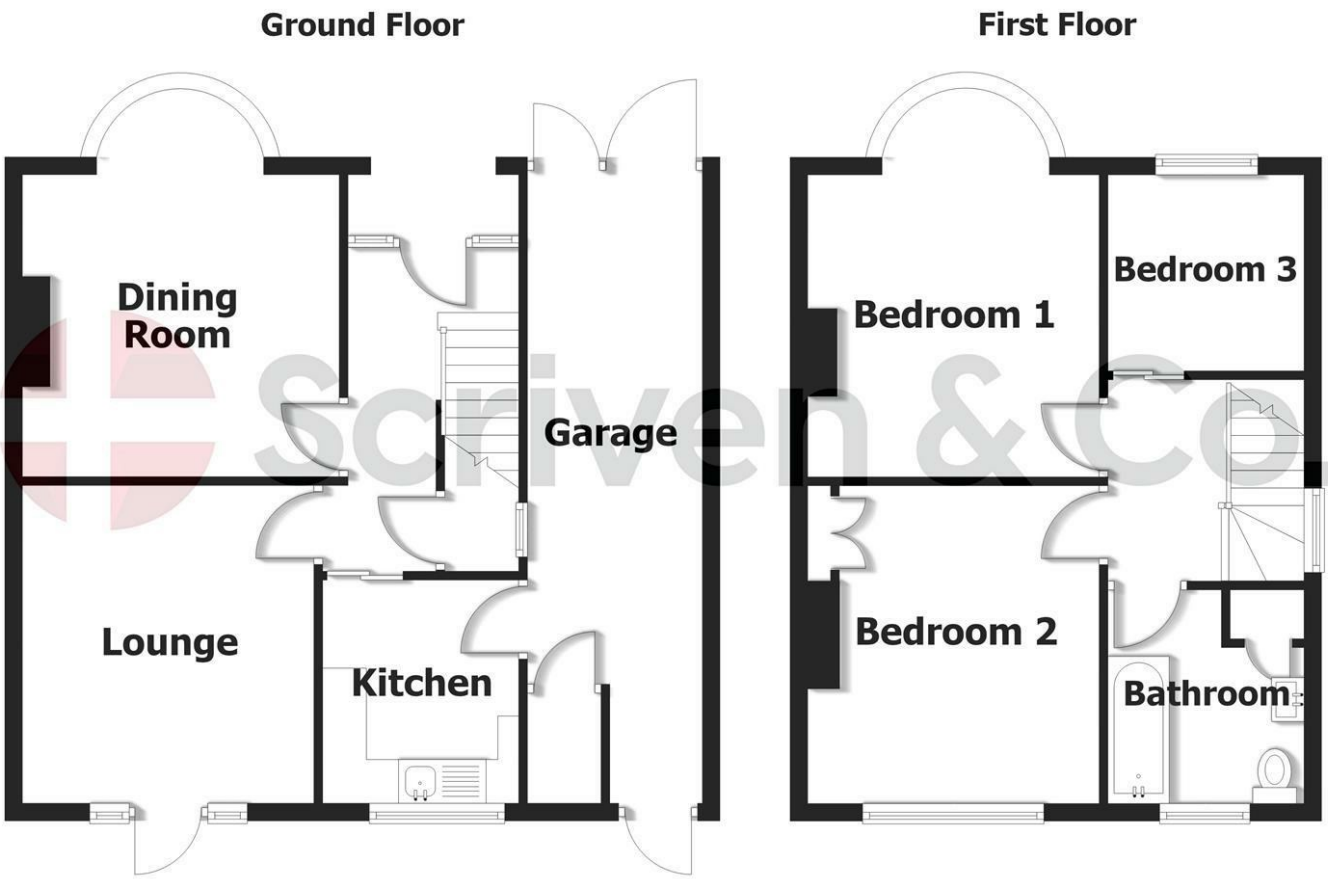










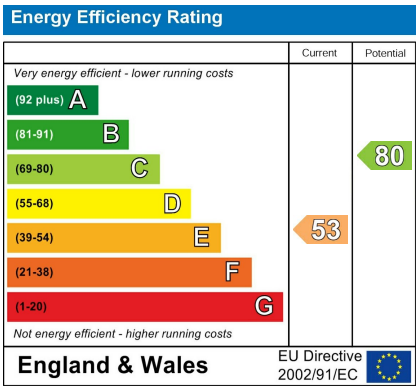






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