Scriven & Co.
Est. 1937

Residential Sales



78, Shalford Road, Olton, Solihull, B92 7NF

Offers In Excess Of £240,000

- MID TERRACED HOUSE WITH OFF ROAD PARKING
- THREE BEDROOMS & SHOWER ROOM
- KITCHEN DINER & LIVING ROOM
- GOOD SIZED GARDEN
- LYNDON PLAYING FIELDS TO THE REAR
- NO UPWARD CHAIN

An excellent opportunity to acquire this three-bedroom terraced house, benefiting from off-road parking and offered for sale with no upward chain. The property enjoys a pleasant position with Lyndon Playing Fields directly to the rear

Accommodation comprising entrance hall, living room, kitchen diner, landing, three bedrooms, shower room, rear garden, gas boiler serving radiators, double glazing to windows as detailed.

RECEPTION HALL (front)
Obscure double glazed front door, panel radiator, staircase with handrail off to first floor landing. Door opening onto living room.

LIVING ROOM (front) 3.89m max x 3.63m max (3.23m to chimney breast)
Panel radiator, double glazed window to front, door opening onto kitchen diner.

KITCHEN DINER (rear) 4.59m max x 2.88m max
Double glazed window and double glazed door onto rear garden, panel radiator, tile effect floor finish, fitted with a range of base units with cupboards and drawers, worktops, cooker, four ring gas hob, cooker hood above, single bowl single drainer stainless steel sink with mixer tap, tiled splashbacks, double glazed window onto entry, wall mounted store cupboards at high level, integrated fridge freezer. Store cupboard opening off understairs with double glazed window and meters.

Staircase from reception hall leading to first floor landing.

FIRST FLOOR LANDING (inner)
Access to roof space. Doors off.

BEDROOM ONE (front) 2.63m x 3.25m max
Double glazed window, panel radiator,

BEDROOM TWO (rear) 2.63m x 2.88m
Double glazed window, panel radiator

BEDROOM THREE (rear) 2.98m (1.02m) x 2.05m (3.02m)
Two double glazed windows, panel radiator,

SHOWER ROOM (front)
Double glazed window, panel radiator, WC with push button flush, pedestal wash hand basin, shower cubicle, walls to cubicle part tiled, toilet roll holder, vinyl floor finish.

REAR GARDEN
The property enjoys the benefit of large rear garden with paved patio area onto shaped lawn, gate giving access to shared entry.

COUNCIL TAX BAND B (Solihull)

Tenserfix (Tenure,Services,Fixtures) QC160

TENURE
We are advised property is freehold. 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 Residential Sales

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.
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

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

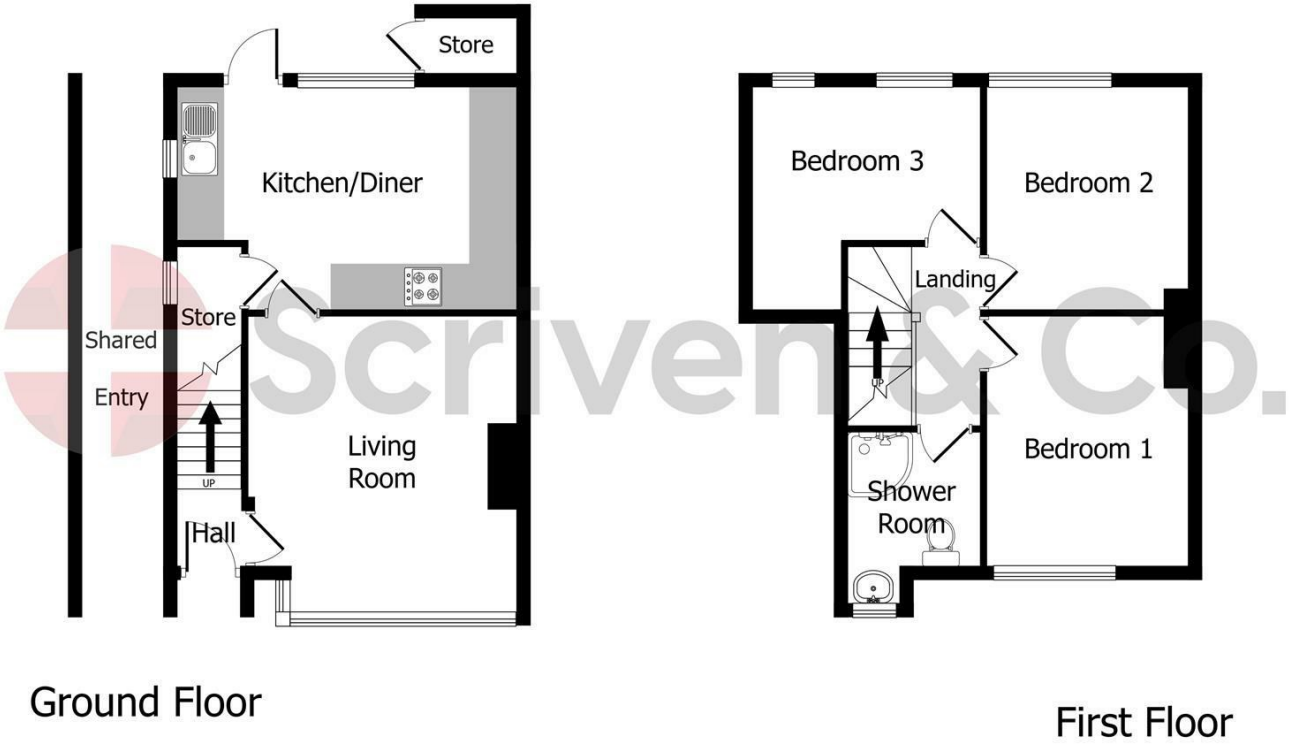






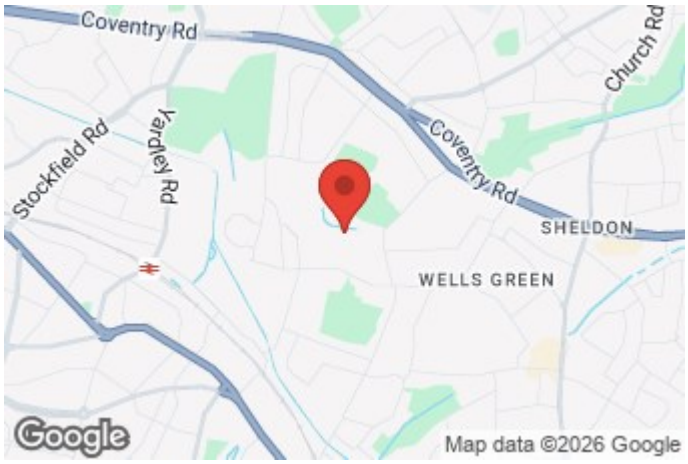


Important notices
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however 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).



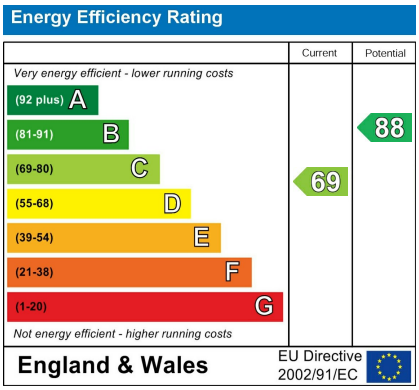
Not to scale. This floor plan is for illustration purposes only.
The position and size of doors, windows and other features are approximate.





Scriven & Co.
Est. 1937

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Property Reference: 18821946