



Plot 2 (No 21) Sunnybank Road Oldbury



An opportunity to acquire a brand new four bedroom family house built by Allstar Developments Ltd to a high specification being situated in a popular residential locality close to Hagley Road West. EPC = B.

Accommodation

Canopy porch, reception hall, fitted cloakroom, dining room, lounge, spacious fitted kitchen/breakfast room, principal bedroom with fitted wardrobes & en-suite shower room, bedroom two with fitted wardrobes, two further bedrooms, well appointed bathroom, garage, decked area with steps to lawned enclosed garden, gas boiler.

Situation

ROUTE TO THE PROPERTY

From agents Quinton offices Hagley Road West proceed in the the direction of Birmingham. At the traffic island proceed along Hagley Road West to next traffic island adjacent to the BP garage. Proceed in the direction of Birmingham and turn left into Woodgreen Road and left into Sunnybank Road. The new properties are found on the left hand side.

Full Details

The accommodation is planned on two floors and comprises:

ON THE GROUND FLOOR:

CANOPY PORCH ENTRANCE:

RECEPTION HALL: Panel radiator, coving to ceiling, thermostat to wall, staircase off to first floor landing.

FITTED CLOAKROOM: With wc with push button flush, pedestal wash hand basin with splashback, double glazed window to front, tiled floor finish, extractor, panel radiator.

DINING ROOM: (Front) 3.27m x 3.23m (10' 9" x 10' 7") Coving to ceiling, double glazed window to front, panel radiator, double doors opening onto:

LOUNGE: (Rear) 3.52m x 5.25m (11' 7" x 17' 3") Focal point fireplace and gas fire, French doors opening to garden, coving to ceiling, panel radiator, tv point.

QUALITY FITTED KITCHEN: (Rear) 3.92m x 3.63m (12' 10" x 11' 11") With range of base units with cupboards and drawers beneath, complementary work surface areas, bowl and a half stainless steel sink , range of wall cupboards, appliances to include electric hob, cooker hood, fridge freezer, dishwasher and cooker. Double glazed window over looking garden, spot lights to ceiling, tiled floor finish, panel radiator, tv point, cupboard housing boiler, large store cupboard under stairs.

CENTRAL LANDING: Coving to ceiling, access to roof space, thermostat to wall,

store cupboard, doors radiating off.

BEDROOM ONE: (Rear) 3.73m (12' 3") (4.54m (14' 11") max plus wardrobe) x 3.52m (11' 7") plus fitted wardrobes.

Range of fitted wardrobes, coving to ceiling, double glazed window, tv point, telephone point, door onto:

EN-SUITE: Tiled floor finish, walls tiled to approximately half wall height, shower cubicle tiled to full height, wc with low level flush, wash hand basin, heated towel rail, double glazed window.

BEDROOM TWO: (Front) 2.95m min (9' 8") (3.38m (11' 1") max plus wardrobe) x 3.94m (12' 11") Built in wardrobe, two double glazed windows, panel radiator, coving to ceiling, tv point.

BEDROOM THREE: (Front) 3.23m x 3.24m (10' 7" x 10' 8") double glazed window, panel radiator, tv point, coving to ceiling.

BEDROOM FOUR: (Rear) 2.71m x 3.08m (8' 11" x 10' 1") double glazed window, panel radiator, tv point, coving to ceiling.

BATHROOM: (Side) With white suite comprising P shape bath, wc with push button flush, wash hand basin, heated towel rail, tiled floor, walls tiled to full height, double glazed window, spot lights to ceiling, extractor fan.

GARAGE: With electric roller shutter door, rear pedestrian door.

REAR GARDEN: A raised decked terrace with rail and steps lead to a lawned rear garden

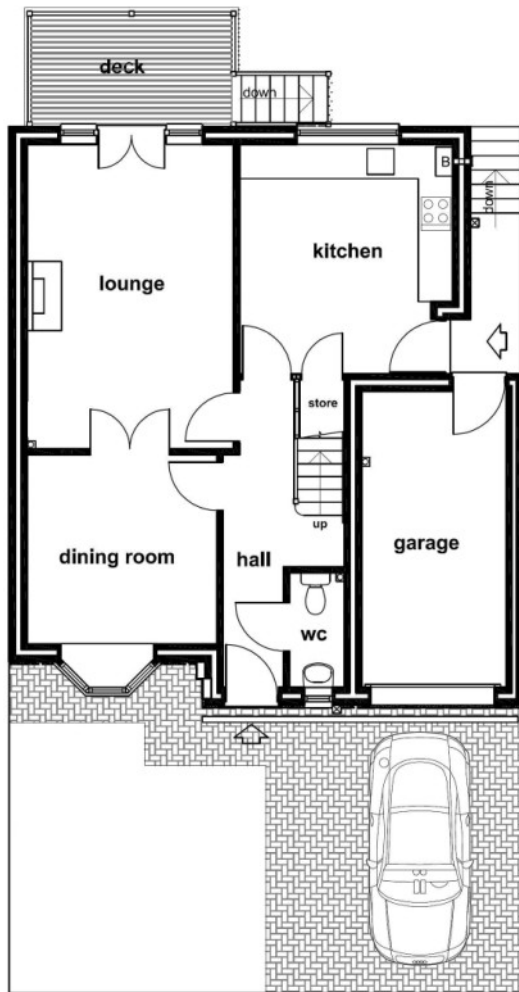
TENURE : We are verbally advised the property is freehold. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICES : A gas boiler will heat water filled panelled radiators. Mains gas, electric, water and gas will be provided. 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 the fitted carpets are to be taken at valuation to be agreed.

An NHBC warranty will be provided.

REVISION 1 07/01/14



ground floor plan



first floor plan

Floor Plan for illustration only. Not to scale.
 Furniture items shown for illustration purposes only.
 Not included in sale



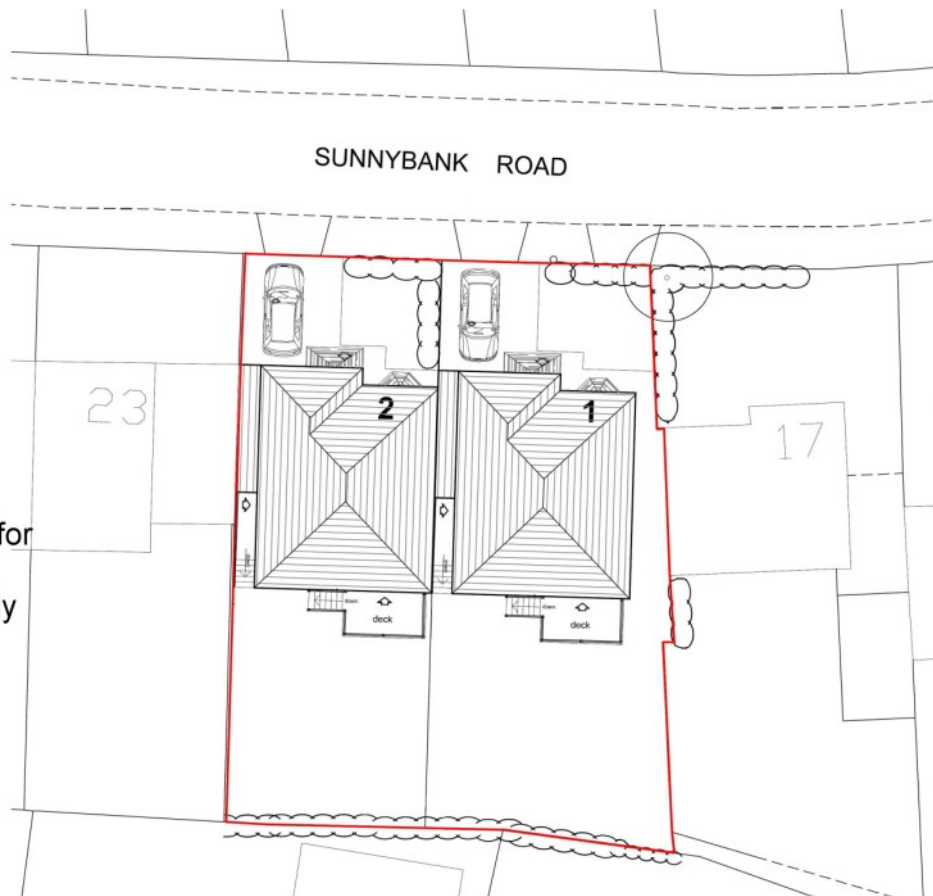
Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : 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.

Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



Site Plan:
Not to scale for
identification
purposes only

Predicted Energy Assessment

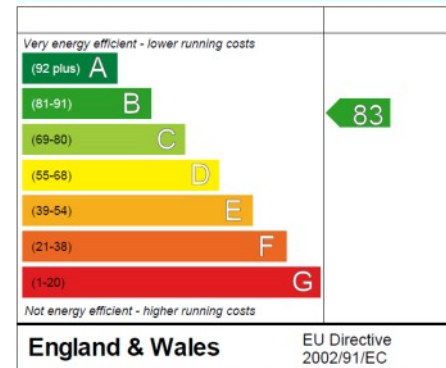
19, Plot 2, Sunnybank Road,
West Midlands,
Oldbury,
B68 0DB

Dwelling type: House, Detached
Date of assessment: 29.Jan.2012
Produced by: Greenhouse Energy Ratings
Total floor area: 115 m²

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

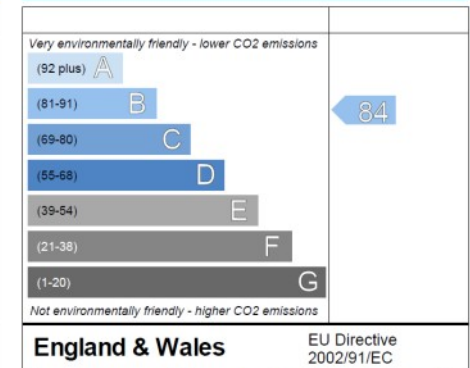
The energy performance has been assessed using the Government approved SAP2009 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Scriven & Co.

Estate Agents, Land Agents and Letting Agents

Estate House, 821 Hagley Road West,
Quinton, Birmingham, B32 1AD

Tel: 0121 422 4011

Fax: 0121 423 2741

Email: quinton@scriven.co.uk

