



30, Haybridge Avenue, Hagley, Stourbridge, DY8 2XG

**Offers In Excess Of £400,000**

- DETACHED HOUSE SITUATED IN CUL-DE-SAC LOCATION
  - KITCHEN, UTILITY & DOWNSTAIRS W.C.
  - TWO RECEPTION ROOMS
    - FOUR BEDROOMS
  - REAR GARDEN WITH PATIO & LAWN

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An opportunity to acquire a spacious four bedroom detached house situated in cul-de-sac location. Whilst the property is in need of some modernisation in places it offers potential.

**Accommodation comprising:**

Entrance hall, kitchen, utility, downstairs w.c., dining room, lounge, landing, store cupboard, four bedrooms, bathroom, gas boiler serving radiators, double glazing to windows as detailed, garden. Former garage currently used as internal store.

**ENTRANCE HALL: (Inner)**

Double glazed door and double glazed window to front, panel radiator, coving to ceiling, staircase leading off to first floor landing.

**KITCHEN: (Front) 2.11m x 3.60m**

Vinyl floor finish, double glazed window, kitchen fitted with base units with cupboards and drawers, complementary work tops, tiled splash backs, bowl and half single drainer stainless steel sink with mixer tap, integrated appliances to include fridge/freezer, double oven, 'four' ring electric hob, cooker hood. Wall mounted storage cupboards at high level, plumbing for dishwasher. Archway onto:

**UTILITY: (Rear) 1.33m x 2.34m**

Vinyl floor finish, panel radiator, single bowl, single drainer stainless steel sink with mixer tap, plumbing for washing machine, tiled splash backs to sink, wall mounted storage cupboards at high level, tall storage cupboard, double glazed door onto rear garden. Door onto former side garage/store.

**RE-FITTED CLOAKROOM (Side)**

Double glazed window, panel radiator, wash hand basin with vanity unit and mixer tap, W.C. with concealed flush.

**DINING ROOM: (Front) (Former Garage) 2.21m plus recess x 4.86m max (restricted ceiling height in places).** Double glazed bay window, panel radiator, coving to ceiling.

**LOUNGE: (Rear) 3.61m x 6.0m**

Coving to ceiling, gas fire, double glazed window and double glazed sliding patio door onto rear garden, two panel radiators.

Staircase from ground floor reception hall leading to half space landing with double glazed window to side, further stairs leading to:

**LANDING**

Cupboard housing 'Ideal' gas boiler. Access to roof space.

**BEDROOM ONE: (Rear) 2.87m plus wardrobe x 3.69m** Double glazed window, panel radiator, fitted wardrobes.

**BEDROOM TWO: (Rear) 2.53m plus recess x 3.72m** Double glazed window, panel radiator.

**BEDROOM THREE: (Front) 2.72m x 3.53m**

Two double glazed windows, panel radiator, coving to

ceiling.

**BEDROOM FOUR: (Front) 2.40m x 2.72m**

Double glazed window, panel radiator.

**BATHROOM: (Side) (Not measured)**

Obscure double glazed window, W.C., pedestal wash hand basin, bath with shower over, dual shower fitting, shower attachment to bath, extractor, heated towel rail.

**REAR GARDEN:**

The property enjoys the benefit of a good sized triangular shaped garden, patio area with pathway to top of garden, shaped lawn, flower beds.

**AGENTS NOTE -** The trainline runs to the side of the property.

**FORMER GARAGE/STORE: (Side) 4.29m x 3.06m plus 1.77m x 1.50m**

Strip light to ceiling, panel radiator, double glazed window to rear, wall mounted storage cupboards at high level.

**COUNCIL TAX BAND: E**

**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. Carpets as fitted are included in the sale. Curtains and certain other items may be taken at a valuation to be agreed.

**VIEWING:**

Strictly by prior appointment via agents.

**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:**

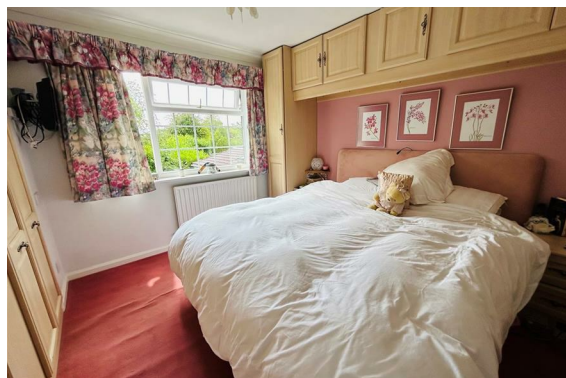
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The agent routinely refers sellers (and buyers) to Warren's removals and storage it is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 from them for recommending a client or buyer to them.



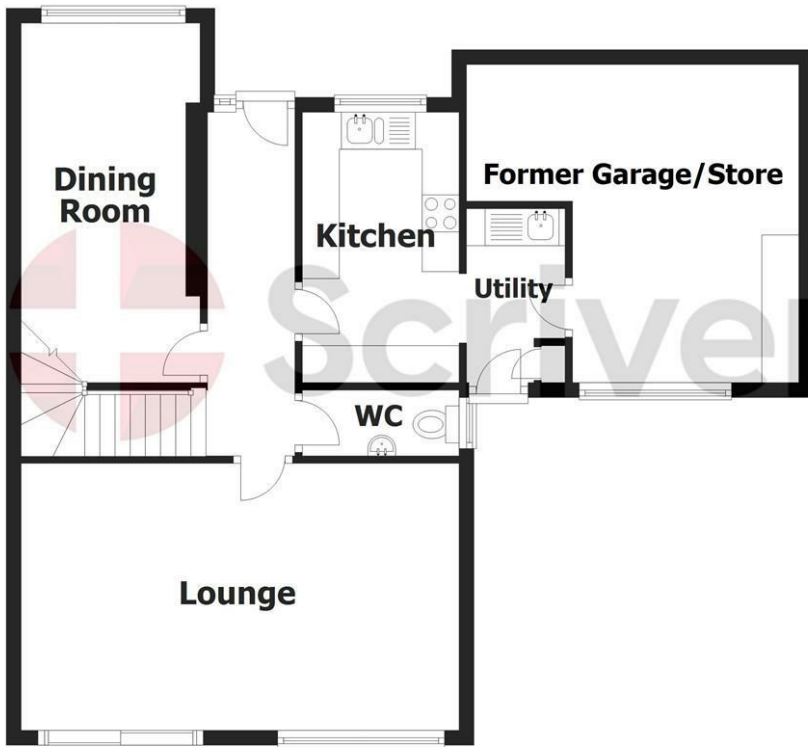
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**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008** : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (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).

### Ground Floor



### First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>66</b>	<b>79</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property Reference: 18053128