



7, Goodrest Avenue, Halesowen, B62 0HP

Offers In The Region Of £367,500

- TASTEFULLY PRESENTED EXTENDED SEMI DETACHED HOUSE
- SITUATED IN A POPULAR LOCATION CONVENIENT FOR A HOST OF AMENITIES
 - EXTENDED RE-FITTED KITCHEN/DINER
- LOUNGE AND EXTENDED LIVING ROOM WITH LOG BURNER
 - THREE BEDROOMS
- WELL APPOINTED BATHROOM WITH SHOWER CUBICLE
 - EXTENSIVE REAR GARDEN

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Situated in a popular location convenient for a host of amenities is this extended three bedroom semi detached house with re-fitted kitchen/diner and delightful rear garden.

Enclosed porch, reception hall with store cupboard, lounge, extended living room, extended kitchen/diner, landing, three bedrooms, bathroom with shower cubicle, utility/storage space incorporating w.c, garage, extensive garden. Gas boiler serving radiators, double glazing to windows as detailed.

ACCOMMODATION:

ENCLOSED PORCH (FRONT):

Tiled floor finish, double glazed door to front and double glazed windows, electric meter, composite front door opening onto:

RECEPTION HALL (INNER):

Double glazed windows onto enclosed porch, panel radiator with radiator cover, panelled floor finish, store cupboard opening off under stairs. Staircase off to first floor landing.

LOUNGE (FRONT): 4.14m max. into bay (3.64m min.) x 3.29m

Double glazed bay window, panel radiator, wood effect floor finish.

EXTENDED LIVING ROOM (REAR): 3.25m max. x 4.07m plus 1.78m x 2.75m

Wood effect floor finish, wood burner, two panel radiators, sliding double glazed patio door onto rear garden, wall lights.

EXTENDED KITCHEN/DINER (REAR): 3.94m min. (5.15m max.) x 2.39m max. (2.17m min.) narrowing to 1.65m

Wood effect floor finish, double glazed window, recessed spotlights to ceiling, range of base units with 'soft close' cupboards and drawers, inset "Blanco" stainless steel sink with mixer tap, quartz worktops with matching upstands, space for "Range Master" style cooker, cooker hood, breakfast bar with store cupboards, integrated appliances to include fridge, "Neff" dishwasher, wall mounted storage cupboards at high level, vertical panel radiator. Double glazed door opening onto:

SIDE STORAGE/UTILITY INCORPORATING W.C:

Three double glazed roof windows, wall mounted "Worcester" boiler, plumbing for washing machine, w.c. with push button flush, panel radiator, wash hand basin, obscure double glazed window, double glazed door to garage, double glazed window.

Staircase from ground floor reception hall leading off to first floor accommodation:

LANDING: (INNER/SIDE)

Obscure double glazed window to side, doors off.

BEDROOM 1 (REAR): 4.11m x 3.30m max.

Double glazed bay window, panel radiator.

BEDROOM 2 (FRONT): 4.63m max. into bay (3.65m plus bay) x 3.28m

Double glazed bay window, panel radiator.

BEDROOM 3 (FRONT): 1.83m x 2.64m max. including bulkhead of staircase (2.37m to bulkhead)

Double glazed window to front, panel radiator.

WELL APPOINTED BATHROOM WITH SHOWER

CUBICLE (REAR): 2.39m max. (2.15m min.) x 3.00m max.

Wood effect floor finish, w.c. with push button flush, bath with mixer tap and shower attachment, tiled splashbacks to bath, wash hand basin with vanity unit and mixer tap and splashback. Shower cubicle with dual shower fitting,, shower cubicle tiled to full height. Access to roof space, pull down ladder, extractor.

Outside:

GARAGE: 4.76 (to door) x 2.19

EXTENSIVE REAR GARDEN:

The property benefits from an extensive rear garden. Patio area with path to top of garden, lawn, borders stocked with shrubs plants and trees, garden shed.

COUNCIL TAX BAND: C

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, carpets, curtains and certain other items may be taken at a valuation to be agreed.

VIEWING:

Strictly by prior appointment via agents.

ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-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:

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:

Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co receive a payment from Infinity Financial Advice 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. It is the clients' or buyers' decision whether to choose to deal with any of the referral companies. Should the client or a buyer decide to use any of these companies the client or buyer should know 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 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.



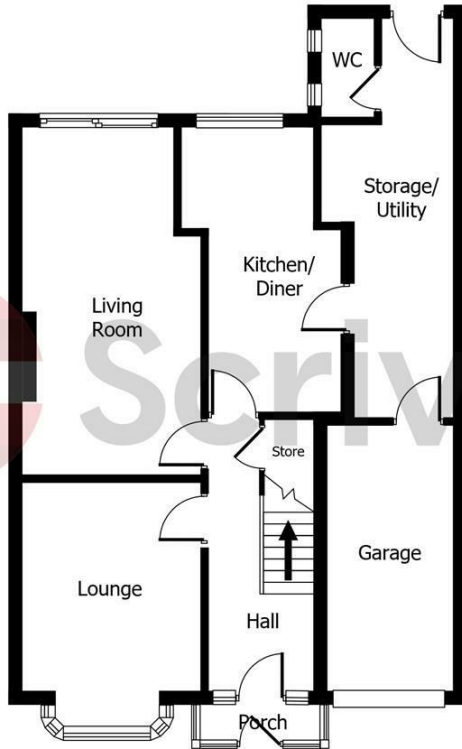
Important notices

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.

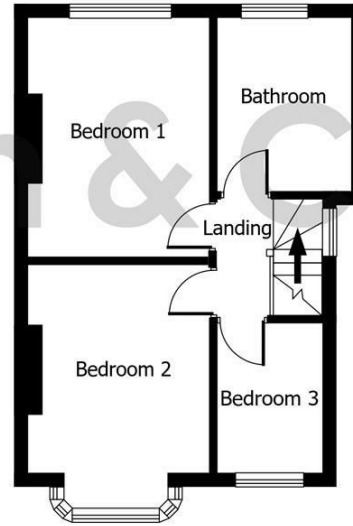
VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

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).

Ground Floor



First Floor



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



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Reference: 18476379