



3, Elm Tree Grove, Halesowen, B63 2SS

Offers In The Region Of £230,000

- TASTEFULLY PRESENTED SEMI-DETACHED HOUSE
 - CUL-DE-SAC LOCATION
- LOUNGE AND DINING ROOM/POTENTIAL GROUND FLOOR BEDROOM
 - TWO BEDROOMS
- DOWNSTAIRS W.C. & RE-FITTED SHOWER ROOM
 - GARAGE/INNER STORE
 - PLEASANT REAR GARDEN

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Situated in a cul-de-sac location is this tastefully presented two bedroom semi-detached house. The property benefits from two reception rooms, downstairs w.c. and re-fitted shower room.

Accommodation comprises: Reception hall, downstairs W.C, kitchen, lounge, dining room, landing, two bedrooms, refitted shower room, rear garden, garage/store. Gas boiler serving radiators. Double glazing as specified.

RECEPTION HALL (Inner)

Composite front door with obscure double glazed panel, recessed spot lights to ceiling, wood effect floor finish, coving to ceiling, panel radiator. USEFUL STORAGE CUPBOARD (opening off under stairs). Staircase off to first floor landing with hand rail. Door opening onto former garage/inner store and archway onto kitchen.

GROUND FLOOR W.C.

Vinyl floor finish, wall mounted electric heater, w.c. with push button flush, toilet roll holder, towel holder, wash hand basin with vanity unit, mixer tap, mirrored cabinet to wall.

KITCHEN (Rear) 2.29m x 2.86m

Recessed spot lights to ceiling, double glazed double doors and double glazed windows onto rear garden, wood effect floor finish. The kitchen is fitted with a range of base units with cupboards and drawers, complementary work tops, bowl and half single drainer steel sink with mixer tap (incorporating instant boiling water function), storage cupboards at high level, recess for fridge freezer, plumbing for washing machine and dishwasher, 'Neff' double oven, 'four' ring electric induction hob, cooker hood above, wall mounted storage cupboards at high level.

LOUNGE (Rear) 3.47m (3.12m) x 4.40m

Gas fire with fire surround, coving to ceiling, double glazed sliding patio door onto rear garden, panel radiator.

DINING ROOM (Front) 2.73m x 3.53m

Coving to ceiling, double glazed window to front, panel radiator.

Staircase from ground floor reception hall with double glazed window to side.

FIRST FLOOR LANDING (Inner)

Access to roof space, doors off.

BEDROOM ONE (Front) 3.25m max x 3.11m plus storage recess

Double glazed window, panel radiator, fitted bedroom furniture comprising wardrobes with over bed storage, display shelving and bedside tables.

Opening onto STORAGE AREA with panel radiator, recessed spot lights, dressing table with a range of cupboards and work top, light (restricted head room).

BEDROOM TWO (Rear) 3.43m x 3.48m max and 3.10m min (measurements taken into wardrobe).

Coving to ceiling, ceiling light with fan, panel radiator, fitted

wardrobe with sliding mirrored doors, double glazed window overlooking rear garden.

RE FITTED SHOWER ROOM (Rear)

Recessed spot light to ceiling, wood effect floor, w.c. with push button flush, panel radiator, obscure double glazed window, wash hand basin with vanity unit, mixer tap, mirror to wall with glass shelf, walk in shower cubicle with shower screen, dual shower fitting, walls tiled to full height.

REAR GARDEN

Comprising, patio area onto shaped lawn, borders filled with shrubs and plants, further patio area to top of garden with raised bed, garden shed. Rear garden store with space for condenser dryer.

AGENTS NOTE - The former garage has been partitioned to provide an inner store and small garage comprising:

INNER STORE (Inner) 1.85m x 2.79m (2.26m)

Panel radiator, wood effect floor finish, door opening onto

SMALL GARAGE 2.27m x 2.95m to door

Garage door to front, wall mounted gas boiler, gas and electric meters, racking for storage.

COUNCIL TAX BAND B

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 and blinds 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:

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.

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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.



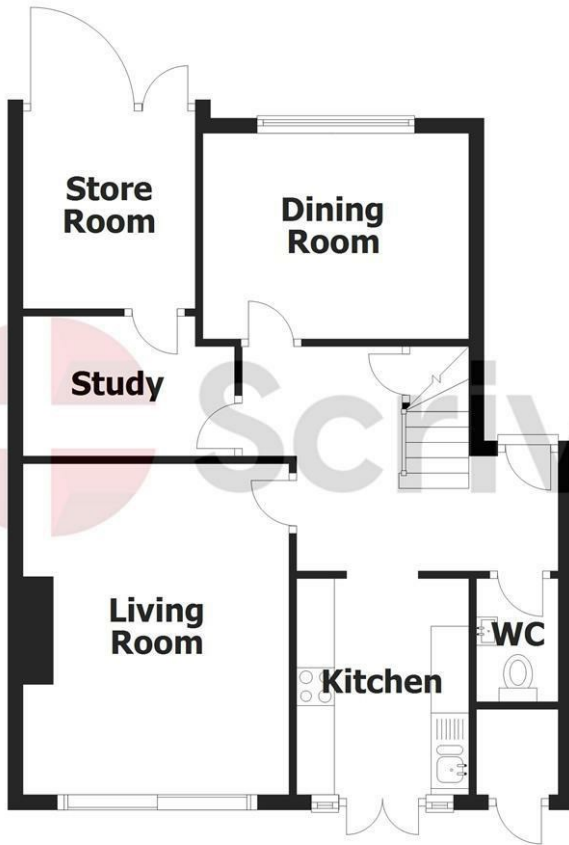
Important notices

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).

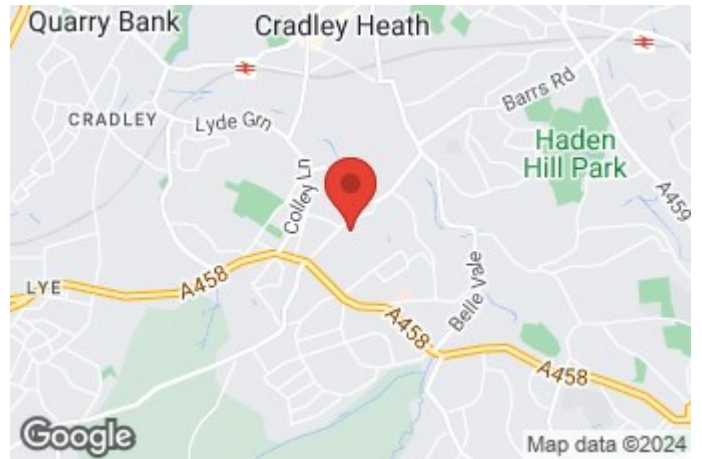
Ground Floor



First Floor



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.



- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS

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	60	
(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: 18528230