



8, Bennett Drive, Hagley, Stourbridge, DY9 0WA

Offers In The Region Of £350,000

- SPACIOUS FAMILY HOME SITUATED ON THE CALA HOMES DEVELOPMENT
 - THREE GENEROUS BEDROOMS
- DUAL ASPECT KITCHEN/DINER & THROUGH LIVING ROOM
 - DOWNSTAIRS W.C. & FIRST FLOOR BATHROOM
- PARKING TO REAR WITH ELECTRIC CHARGER POINT
 - GOOD SIZED GARDEN WITH PATIO ONTO LAWN
- MUST BE VIEWED TO APPRECIATE THE SIZE OF THE PROPERTY

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Situated on the Cala Homes Development is this spacious terraced house with three good-sized bedrooms, through living room and kitchen/diner. The property benefits from a garden with patio onto lawn and an allocated parking space to rear.

Entrance hall, downstairs w.c, kitchen/dining room, through living room, landing, three good-sized bedrooms, bathroom, rear garden, allocated parking space to rear. Gas boiler serving radiators. Double glazing to windows.

ENTRANCE HALL (Inner)

Tiled floor finish, panel radiator, store cupboard. Door opening onto:

DOWNSTAIRS W.C (Front)

Panel radiator, extractor, pedestal wash hand basin with tiled splashback, W.C with push button flush.

KITCHEN/DINING ROOM (Front to rear) 2.92m x 5.23m
Double glazed window to front, double glazed double doors onto rear garden, panel radiator, tile effect vinyl floor finish, wall mounted 'Potterton' gas boiler, range of base units with cupboards and drawers, complementary worktops, bowl and a half single drainer stainless steel sink, plumbing for washing machine, 'Smeg' cooker, four ring gas hob, cooker hood above with stainless steel splashback, work surface areas with upstands, storage cupboards at high level, recess for fridge/freezer, recess for condenser dryer, integrated dishwasher.

THROUGH LIVING ROOM (Front to rear) 5.26m x 3.50m max (2.28m)

Double glazed double doors onto rear garden, double glazed window to front, two panel radiators, telephone point, television point.

Staircase from ground floor reception hall leading to:

HALF SPACE LANDING

Double glazed window overlooking garden. Further stairs leading to:

MAIN LANDING AREA (Inner)

Access to roof space, panel radiator, storage cupboard.

BEDROOM ONE (Rear) 3.55m max x 3.54m max

Double glazed window, panel radiator.

BEDROOM TWO (Front to rear) 1.96m min 2.97m max x 5.24m

Double glazed window to front and rear, two panel radiators.

BEDROOM THREE (Front) 1.80m x 3.82m

Double glazed window, panel radiator.

BATHROOM (Front) 2.25m x 1.80m

Obscure double glazed window, panel radiator, W.C with push button flush, pedestal wash hand basin, panelled bath with electric shower over, shower screen, walls to bath part tiled, vinyl floor finish, shaver point.

REAR GARDEN

The property enjoys the benefit of a good sized rear garden, paved patio onto lawn, pathway to top of garden, garden shed. Garden enclosed with fencing, access to communal car park to rear.

ALLOCATED PARKING SPACE SITUATED IN COMMUNAL CAR PARK (Detailed as No.8). With electric car charging point.

COUNCIL TAX BAND C

TENURE

We are advised that 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.

SERVICE CHARGE - The vendors have advised they pay a monthly service charge of £52.28. Please note this amount is subject to change.

ESTATE CHARGE - The vendors have advised they pay an estate charge of £142.54 every 6 months. Please note this amount is subject to change.

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.

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.

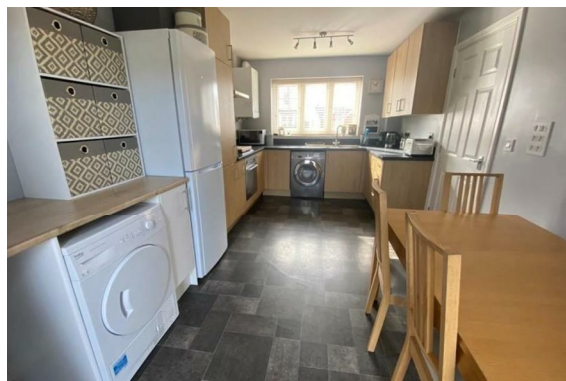
Scriven & Co offers the following services and has the following referral arrangements in place:

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.

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.



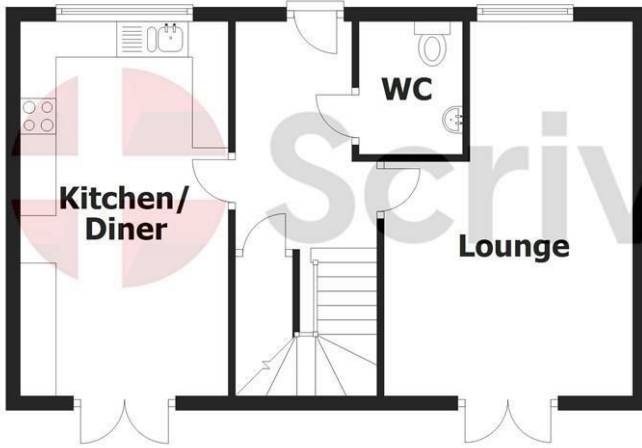
Important notices

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



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Reference: 17942147