



26, Haden Park Road, Cradley Heath, B64 7HF

Offers In The Region Of £465,500

- SOUGHT AFTER LOCATION CONVENIENT FOR HADEN HILL PARK
 - TASTEFULLY PRESENTED EXTENDED FAMILY HOME
 - EXTENDED KITCHEN/BREAKFAST ROOM
 - DOWNSTAIRS W.C. & UTILITY
 - TWO RECEPTION ROOMS
 - THREE BEDROOMS
 - WELL APPOINTED BATHROOM WITH SHOWER CUBICLE
 - DELIGHTFUL REAR GARDEN WITH SUMMERHOUSE WHICH BACKS ONTO OLD HILL CRICKET CLUB
 - NO UPWARD CHAIN

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Situated in a sought after location close to Haden Hill Park is this tastefully presented extended three bedroom family home with delightful rear garden which backs onto Old Hill Cricket Club. NO UPWARD CHAIN.

Enclosed porch, reception hall, downstairs w.c., extended kitchen/breakfast room, utility, extended living room, dining room, landing, three bedrooms, well appointed bathroom with shower, delightful rear garden. Gas boiler serving radiators. Double glazing to windows as specified.

ENCLOSED PORCH (Front)

Obscure double glazed panelled composite front door with double glazed glass surround, tiled floor finish, front door with leaded light and leaded light side panels onto:

RECEPTION HALL (Inner)

Staircase off to first floor landing, (shoe cupboard opening off underneath stairs), panel radiator with radiator cover, coving to ceiling, ceiling rose, panelled wood floor finish. Doors off.

DOWNSTAIRS W.C. (Side)

W.C. with low level flush, obscure double glazed window to side, wash-hand basin with mixer tap, walls tiled, recessed spotlights.

DINING ROOM (Front) 3.97m x 3.80m plus bay

Panelled wood floor finish, panel radiator with radiator cover, gas fire, dado rail, coving to ceiling, ceiling rose.

EXTENDED LIVING ROOM (Rear) 3.30m (3.38m) x 7.01m

Three vertical panel radiators, two double glazed velux roof windows, ornamental coving, two ceiling roses, double glazed sliding door onto rear garden with fitted shutters.

EXTENDED KITCHEN/BREAKFAST ROOM (Rear) 2.71m x 6.01m

Vertical panel radiator, recessed spotlights to ceiling, double glazed Velux roof window, double glazed window with shutters onto rear garden, , range of base units with cupboards and drawers, breakfast bar, bowl and a half single drainer ceramic sink with mixer tap, integrated appliances to include dishwasher, wine chiller, 'Neff' microwave, four ring electric induction hob with splashback and cookerhood above, two 'Neff' ovens, range of wall-mounted storage cupboard with underlighting, 'Samsung' tv, fridge/freezer, cupboard housing gas boiler. Door opening onto:

UTILITY (Side)

Double glazed doors to front and rear, recessed spotlights to ceiling, coving to ceiling, extractor, vertical panel radiator, single bowl single drainer ceramic sink with mixer tap, worktop with upstands, appliances to include 'LG' washing machine and condenser dryer, cupboards and drawers, double glazed door onto:

SIDE PORCH (Side)

Wood-effect floor finish, double glazed composite front door with double glazed windows.

Staircase from ground floor leading to:

FIRST FLOOR LANDING (Inner/Side)

Double glazed window to side, coving to ceiling, ceiling rose, access to roof space.

BEDROOM ONE (Front) 3.98m x 3.78m plus bay

Double glazed bay window, recessed spotlights to ceiling, panel radiator with radiator cover, fitted bedroom furniture to include wardrobes, drawers and storage unit in bay.

BEDROOM TWO (Rear) 3.38m x 3.97m

Coving to ceiling, double glazed window, panel radiator.

BEDROOM THREE (Front) 2.12m x 2.37m (2.09m)

Panel radiator, double glazed window, coving to ceiling.

WELL APPOINTED BATHROOM WITH SHOWER (Rear)

1.98m x 1.08m plus 1.63 x 2.95m

Double glazed windows to rear and side, recessed spotlights to ceiling, W.C. with concealed flush, wash-hand basin with mixer tap, corner bath, shower enclosure, heated towel rail.

DELIGHTFUL REAR GARDEN

The property enjoys the benefit of a landscaped rear garden with patio area onto tiered lawns, seating area with wall, steps to upper tier with further steps to summer house and garden shed. Decked area. Cricket Club to the rear of garden.

COUNCIL TAX BAND D

TENURE

We are verbally 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.

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, blinds, shutters, 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

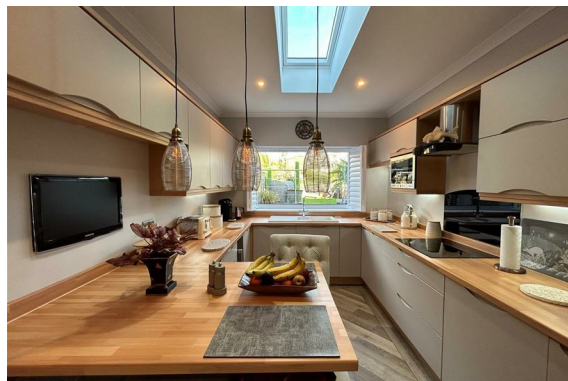
connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the 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.



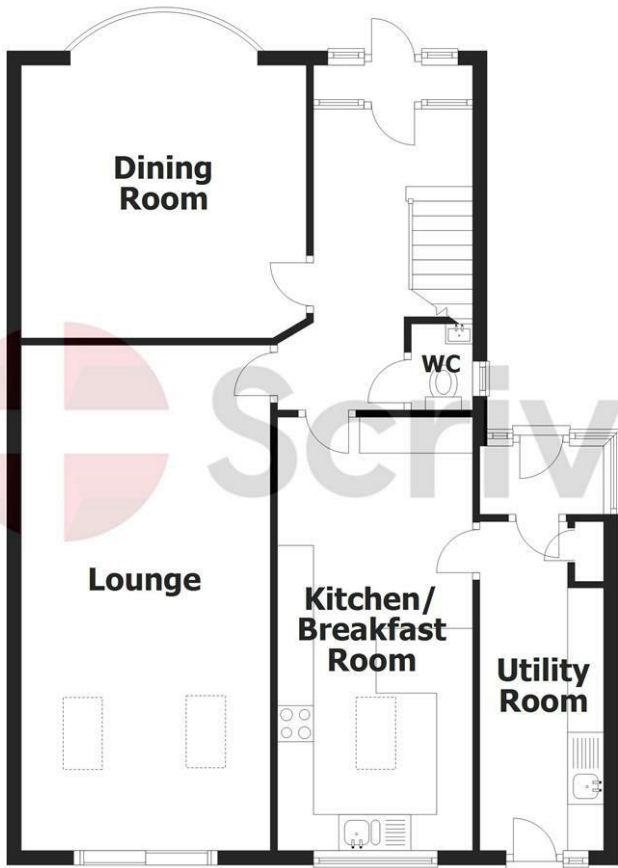
Important notices

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.

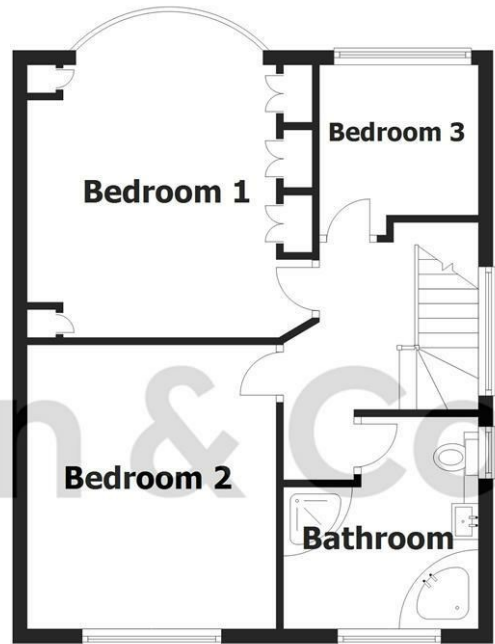
VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(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: 18592781