



23, Acorn Road, Halesowen, B62 8LN

Offers In The Region Of £280,000

- CUL-DE-SAC LOCATION
- FAR REACHING VIEWS FROM UPPER FLOORS
- UNUSUALLY LARGE, WELL PROPORTIONED THREE STOREY SEMI-DETACHED HOUSE
- THREE DOUBLE BEDROOMS ALL WITH ENSUITES
- KITCHEN/BREAKFAST ROOM
- L-SHAPED LOUNGE, DINER & CONSERVATORY

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Situated in cul-de-sac location with far reaching views is this unusually large three storey semi-detached house. The property benefits from three double bedrooms with ensuites.

Accommodation comprising: Enclosed reception hall, reception hall, downstairs w.c., kitchen/breakfast room, L-shaped lounge/diner, conservatory, first floor landing, two bedrooms with en-suites, second floor landing with bedroom having dressing room and en-suite shower room, rear garden. Gas boiler serving radiator. Double glazing to windows as specified.

ENCLOSED PORCH (Front)

Double glazed double doors and double glazed windows, double glazed door onto:

RECEPTION HALL (Inner)

Wood-effect floor, panel radiator, coving to ceiling, staircase off to first floor landing, doors off.

DOWNSTAIRS W.C. (Front)

Obscure double glazed window to front, panel radiator, wood-effect floor, W.C. with low level flush, toilet roll holder, towel holder, pedestal wash-hand basin, h&c tap, tiled splashback.

CLOAKS CUPBOARD

KITCHEN/BREAKFAST ROOM 4.24m x 2.45m

Double glazed window, recessed spotlights to ceiling, tiled floor finish, panel radiator, bowl and a half single drainer stainless steel sink with mixer tap, range of base units, work surface areas with tiled splashbacks, double oven, four ring gas hob, cooker hood above, wall-mounted cupboards at high level, display cabinet with glass shelf and downlighting, space for fridge/freezer, plumbing for washing machine.

L-SHAPED LOUNGE/DINER 3.42m (4.45m) x 5.53m

Two panel radiators, gas fire, two double glazed windows to side, coving to ceiling, storage cupboard opening off under stairs, double glazed sliding door onto conservatory.

CONSERVATORY 2.97m x 3.30m

Tiled floor finish, double glazed windows, ceiling light and fan, double glazed door onto rear garden, wall-mounted gas heater. Staircase from ground floor reception hall leading off to:

FIRST FLOOR LANDING (Inner)

Doors off.

BEDROOM THREE (Rear) 4.45m x 3.27m (3.53m)

Two double glazed windows, panel radiator, fitted wardrobes.

EN-SUITE BATHROOM 1.98m x 2.34m

Panel radiator, obscure double glazed window, spotlights to ceiling, extractor, pedestal wash-hand basin, W.C., panelled bath.

BEDROOM TWO (Front) 3.29m x 4.45m

Two double glazed windows, panel radiator, fitted wardrobe with sliding mirrored doors, fitted drawer unit, views from front window. Door opening onto:

EN-SUITE SHOWER ROOM 1.19m x 2.23m (maximum measurements including shower cubicle)

Recessed spotlights to ceiling, extractor, panel radiator, obscure double glazed window, tiled floor finish, W.C., pedestal wash-hand basin, three walls tiles to approximately half wall height, shower cubicle tiled to full height.

Staircase from first floor landing leading to:

SECOND FLOOR LANDING (Inner)

Access to roof space, cupboard housing 'Vaillant' boiler and hot water cylinder, door opening into:

BEDROOM ONE 5.37m max (3.83m) taken from 1.5m in height x 4.46m (3.36m)

Double glazed window to front and double glazed window to side, storage cupboard opening off over bulkhead of staircase, fitted wardrobe and chest of drawers, views from window. Door opening onto:

DRESSING ROOM 2.37m x 1.90m taken from 1.5m in height 2.68m taken from 1.5m in height

Panel radiator, recessed spotlights to ceiling, fitted wardrobe, double glazed 'Fakro' roof window. Door opening onto:

ENSUITE 1.99m x 1.86m

Double glazed 'Fakro' roof window, panel radiator, tiled floor finish, recessed spotlights to ceiling, shower cubicle, walls to shower cubicle tiled to full height, W.C. with low level flush, pedestal wash-hand basin.

REAR GARDEN

Patio area with steps up to raised lawn. Garden shed.

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, 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.



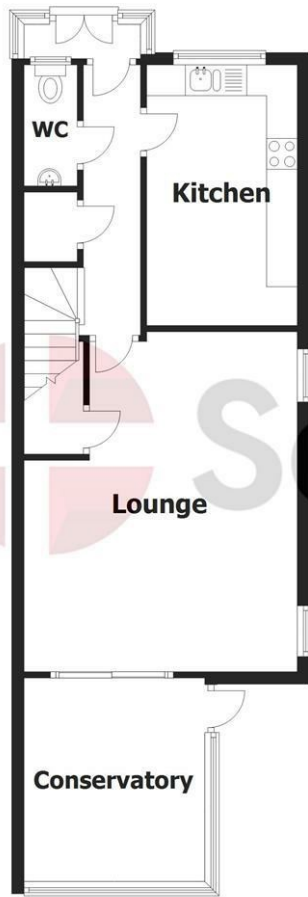
Important notices

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.

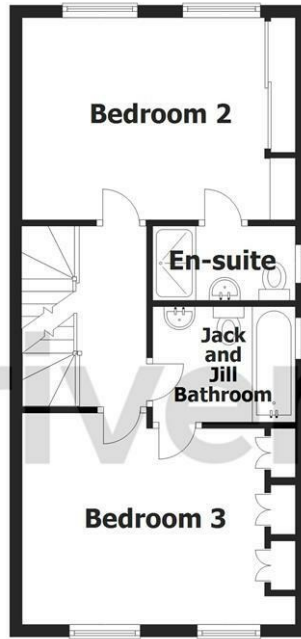
VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

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



Second 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		84
(81-91) B		
(69-80) C	75	
(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: 18590688