



75, Manor Lane, Halesowen, B62 8QQ

Offers In The Region Of £600,000

- LARGE DETACHED BUNGALOW WITH DOUBLE GARAGE
 - THREE BEDROOMS
 - KITCHEN/DINER AND UTILITY
- FITTED CLOAKROOM AND SHOWER ROOM
 - LOUNGE AND CONSERVATORY
- DRIVEWAY FOR A NUMBER OF CARS
 - NO UPWARD CHAIN

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Situated in a sought after location is this spacious three bedroom detached bungalow with block paved driveway and double garage. NO UPWARD CHAIN.

Accommodation Comprising: Enclosed porch, welcoming reception hall, fitted cloakroom/guest w.c., lounge, kitchen/diner, utility, conservatory, three bedrooms, shower room, double garage, rear garden. Gas boiler serving radiators. Double glazing to windows as detailed.

ENCLOSED PORCH (Front)

Double glazed front door and double glazed windows. Front door opening onto:

RECEPTION HALL (Inner)

Wood-effect floor finish, panel radiator with radiator cover, ornamental coving to ceiling.

FITTED CLOAKROOM/GUEST W.C. (Front)

W.C. with push button flush, double glazed window to front, coving to ceiling, panel radiator, tile-effect floor finish, towel holder, toilet roll holder, wash-hand basin with mixer tap and vanity unit, tiled splashbacks.

LOUNGE 3.33m (4.84m max into bay) x 6.31m

Two panel radiators (one with radiator cover), electric fire with fire surround, double glazed windows, double glazed double doors onto rear garden.

KITCHEN/DINER (Side)

Three panel radiators, two double glazed windows to side, coving and recessed spotlights to ceiling, tile-effect floor finish, kitchen fitted with range of base units with cupboards and drawers, complementary worktops with upstands, breakfast bar, inset stainless steel bowl and a half sink with drainer, mixer tap, pull out bins, four ring electric hob, stainless steel 'Neff' cooker hood, wine chiller, pull out larder unit, breakfast bar, 'Neff' cooker with plate warmer, integrated larder style fridge and freezer, wall-mounted storage cupboards at high level. Door onto additional porch.

CONSERVATORY (Rear) 3.24m x 3.29m

Tile-effect floor finish, double glazed windows, ceiling light and fan, double glazed double doors onto rear garden, wall-mounted heater.

UTILITY 2.42m x 2.45m (Inner/front)

Double glazed windows, single bowl single drainer stainless steel sink with mixer tap, base unit with cupboards and drawers, complementary worktops, plumbing for washing machine, panel radiator, tall cupboards, recessed spotlights to ceiling. Extractor walls part tiled.

ADDITIONAL SECOND PORCH ENTRANCE (Side/front)

Panel radiator, double glazed door, coat hooks. Door onto garage.

SLEEPING ACCOMMODATION COMPRISING:

INNER HALL (Inner)

Access to roof space, coving to ceiling, panel radiator,

double glazed window onto porch, storage cupboard with shelving.

BEDROOM ONE (Rear) 3.33m x 4.00m (4.47m)

Fitted wardrobes, dressing table, double glazed window overlooking rear garden, panel radiator, coving to ceiling.

BEDROOM TWO (Front) 3.50m x 3.34m

Double glazed window, panel radiator, panel radiator, fitted wardrobes, coving to ceiling, fitted drawer unit.

BEDROOM THREE (Side) 2.19m x 3.49m

Double glazed window, panel radiator, coving to ceiling.

SHOWER ROOM (Side) 2.05m x 2.47m

Obscure double glazed window, panel radiator, heated towel rail, wash-hand basin with mixer tap, vanity unit, W.C. with push button flush, shower cubicle with dual shower fitting, walls part tiled, mirror to wall, shaver point.

REAR GARDEN

Paved patio area with decked area, steps down onto lawn, garden shed, views, front garden, outside electric point.

DOUBLE GARAGE 5.79m to door x 4.88m

Two single glazed windows, gas and electric meters.

COUNCIL TAX BAND F

TENURE

The Agent has not checked the legal documents to verify the leasehold/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:

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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.

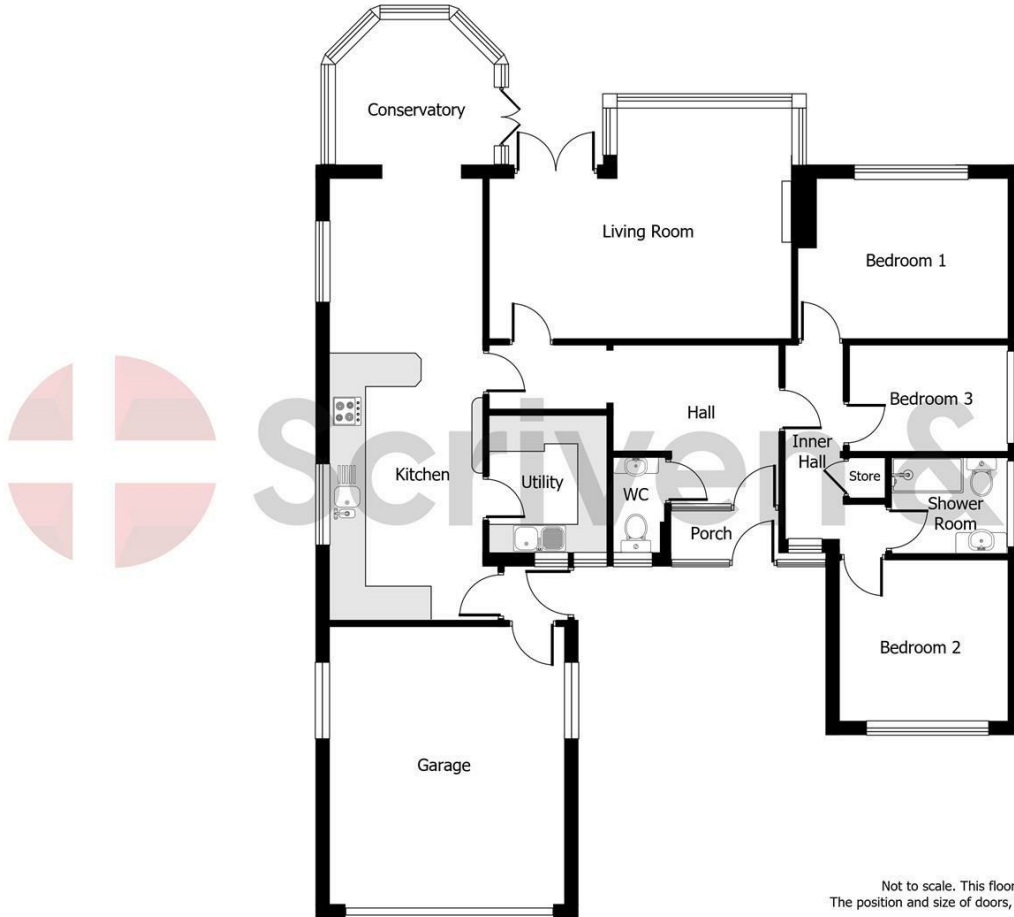


Important notices

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).



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		
(69-80) C		
(55-68) D		
(39-54) E	35	50
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	