



20, Quarry Lane, Halesowen, B63 4PB

Offers In The Region Of £370,000

- EXTENDED DETACHED HOUSE IN POPULAR LOCATION
 - THREE BEDROOMS WITH FITTED WARDROBES
 - EXTENDED RE-FITTED KITCHEN DINER
 - TWO RECEPTION ROOMS
- GROUND FLOOR AND FIRST FLOOR SHOWER ROOM
 - DOWNSTAIRS W.C.
 - DRIVEWAY AND GARAGE
 - EXTENSIVE REAR GARDEN

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An opportunity to acquire an extended detached house with three bedrooms and garage. The property benefits from an extended re-fitted kitchen/diner, re-fitted shower room and extensive rear garden.

Accommodation comprises: Entrance porch, reception hall, downstairs W.C., lounge, extended re-fitted kitchen/diner, ground floor shower room, dining room, landing, three bedrooms, re-fitted shower room, garage, good-sized rear garden. Gas boiler serving radiators. Double glazing to windows as detailed.

COVERED ENTRANCE PORCH (Front)
Tiled floor finish.

STORE CUPBOARD (Front)
Wall-mounted 'Ideal' gas boiler, shelving, tiled floor.

RECEPTION HALL (Inner)
Tiled floor finish, panel radiator with radiator cover, coving to ceiling, staircase off to first floor landing. Door opening onto:

DOWNSTAIRS W.C. (Inner)
Tiled floor finish, heated towel rail, wash-hand basin with vanity unit and mixer tap, walls tiled to full height, extractor, toilet roll holder, W.C. with push button flush.

LOUNGE (Front) 3.32m (2.70m) x 4.67m plus bay (6.48m maximum into bay)
Double glazed bay window and further double glazed window, panel radiator with radiator cover, gas fire with fire surround. coving to ceiling.

RE-FITTED KITCHEN/DINER (Rear) 2.25m x 6.04m plus 1.95m x 0.73m
Vertical panel radiator, double glazed windows to rear and side, tiled floor finish, kitchen fitted with a range of base units with cupboards and drawers, complementary worktops with upstands, wall-mounted cupboards at high level, ceramic single bowl single drainer sink with mixer tap, recess for slimline dishwasher and washing machine, 'Zanussi' double oven and grill, four ring gas hob with splashback, 'AEG' extractor.

GROUND FLOOR SHOWER ROOM (Inner)
Tiled floor finish, extractor, walls tiled to full height, shower cubicle with electric shower, heated towel rail.

DINING ROOM (Rear) 2.73m x 4.58m
Double glazed window, panel radiator with radiator cover, coving to ceiling, picture rail.

Staircase from ground floor reception hall leading off to:

FIRST FLOOR LANDING (Inner)
Double glazed window to side, access to roof space, coving to ceiling.

BEDROOM ONE (Rear) 3.05m x 4.04m
Double glazed window, panel radiator with radiator cover, fitted furniture to include wardrobes, dressing table and drawers.

BEDROOM TWO (Front) 4.25m x 2.43m plus door recess
Double glazed window, panel radiator with radiator cover, fitted wardrobes.

BEDROOM THREE (Rear) 2.15m x 3.14m
Double glazed window, panel radiator, fitted furniture to include wardrobe, dressing table and drawers. Coving to ceiling.

RE-FITTED SHOWER ROOM (Front) 2.74m x 1.96m
(maximum measurements including bulkhead of staircase)
W.C. with concealed flush, wash-hand basin with vanity unit, mixer tap, obscure double glazed window, corner shower cubicle with dual shower fitting, heated towel rail, store cupboards, tiled floor finish, walls tiled to full height, storage cupboard opening off over bulkhead of staircase with shelving,

REAR GARDEN
The property enjoys the benefit of an extensive rear garden with steps up to patio with further steps to raised lawn. Garden shed to top of garden. Borders stocked with variety of shrubs and plants. Access from garden to front of property. Summerhouse. Brick and block garden store to rear (agents note - the store is in need of attention).

GARAGE 2.27m x 2.39

Agents note: revision 1 EHM

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.



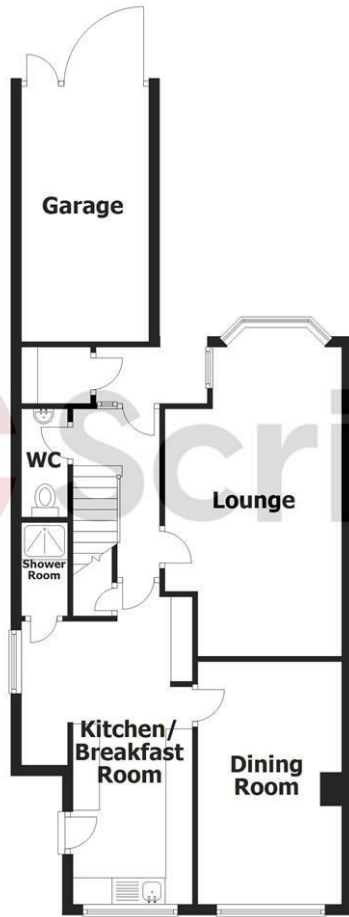
Important notices

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.

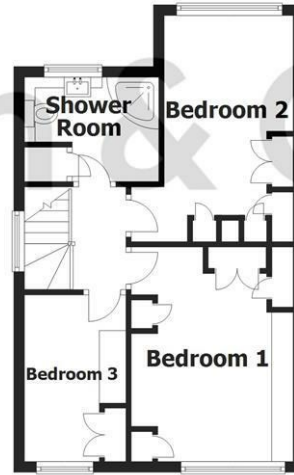
VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

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



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	80
England & Wales		EU Directive 2002/91/EC

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