



2, Chantry Drive, Halesowen, B62 9DE

**Offers In The Region Of £400,000**

- LARGE EXTENDED BUNGALOW
  - CUL-DE-SAC LOCATION
- CONVENIENT FOR SHOPS & AMENITIES
  - IN NEED OF MODERNISATION
  - FLEXIBLE ACCOMMODATION
    - NO UPWARD CHAIN

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Situated in cul-de-sac, convenient for shops & bus routes is this detached bungalow in need of modernisation having flexible accommodation & double garage. The property was extended to provide additional accommodation for a carer or person requiring assisted living.

#### Accommodation section:

**ORIGINAL BUNGALOW:** Enclosed porch, 'L' shaped reception hall, cloaks cupboard, kitchen, through living room comprising lounge and dining area, three bedrooms, (bedroom one with en-suite shower room), bathroom. **EXTENSION:** Entrance hall, inner hall, kitchen, living room, bedroom, shower room. Double garage. Good-sized rear garden. Gas boiler serving radiators, double glazing to windows as detailed.

#### ENCLOSED PORCH: (Front)

Double glazed front door and double glazed windows, tiled floor finish, double glazed door opening onto:

#### RECEPTION HALL: ('L' shaped) (Inner)

Coving to ceiling, panel radiator, access to roof space, recessed spotlights to ceiling, cloaks cupboard.

#### BEDROOM TWO: (Front) 3.16m x 3.30m

Double glazed window, panel radiator. Door opening onto extension.

#### THROUGH LIVING ROOM COMPRISING:

##### LOUNGE (Front) 3.88m x 4.76m

Two panel radiators, coving to ceiling, recessed spot lights to ceiling, gas fire, double glazed window to front.

##### DINING AREA: (Rear) 2.41m x 3.06m

Tiled floor finish, recessed spot lights to ceiling, coving to ceiling, panel radiator, double glazed sliding door onto rear garden. Door opening onto:

##### KITCHEN: (Rear) 3.97m x 2.48m

Panel radiator, double glazed door and double-glazed window onto rear garden, tiled floor finish, kitchen fitted with base units with cupboards and drawers, complementary work tops, tiled splash backs, wall mounted storage cupboards at high level, 'Baumatic' cooker, 'four' ring gas hob, cooker hood above, bowl and half single drainer, stainless steel sink with mixer tap, integrated dishwasher and integrated fridge/freezer. Door opening onto double garage.

##### BATHROOM: (Inner) 1.70m x 2.30m

Panel radiator, panel bath, pedestal wash hand basin, shelf above wash-hand basin, W.C. with push button flush, glass shelf above W.C., towel holder, toilet roll holder, mirror to wall, walls tiled to full height, shaver point.

##### BEDROOM ONE: (Rear) 3.30m x 3.80m

Panel radiator, double glazed sliding door onto rear garden. Door opening onto:

##### EN-SUITE SHOWER ROOM: (Inner) 1.25m x 2.23m max into shower cubicle

W.C., panel radiator, pedestal wash hand basin, shower cubicle, walls part tiled, mirror to wall, wall mounted glass shelves, toothbrush and soap holders, wall mounted mirrored cabinet.

##### BEDROOM THREE: (Rear) 2.38m x 3.79m

Double glazed window, panel radiator.

**DOUBLE GARAGE:** 4.69m (4.53m) x 4.87 to door (measurements including step)

Electric roller shutter door, double glazed window, wall mounted gas boiler. Work surface area, plumbing for washing machine, gas meter.

#### EXTENSION

##### ENTRANCE HALL (Front) 3.01m (1.66m) x 2.28m

Panel radiator, double glazed front door. Door opening onto bedroom two of original bungalow. Opening onto:

##### INNER HALL 2.90m x 1.20m

Panel radiator. Openings onto kitchen and lounge.

##### KITCHEN (Side) Irregular shape

Double glazed window, base units with cupboards and drawers, work surface areas, cooker, four ring electric hob, cooker hood, bowl and a half single drainer stainless steel sink, storage cupboards at high level.

##### LOUNGE (Rear) 2.57m x 3.77m

Panel radiator, sliding double glazed door, coving to ceiling. Door opening onto:

##### BEDROOM (Rear) 3.23m x 2.57m plus recess

Panel radiator, sliding double glazed door onto rear garden.

Door opening onto:

##### SHOWER ROOM

Shower, wash-hand basin, w.c., double glazed window.

##### REAR GARDEN

The property enjoys the benefit of good-sized rear garden with patio and large lawn. Outside tap. Side gate giving access to front.

#### AGENTS NOTE

There is no Building Regulation Approval for the extension. Further information is available upon request.

#### COUNCIL TAX BAND D

#### REVISION 1 - GTS - 20/05/2023

#### TENURE:

We are verbally advised 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. Carpets as fitted are included in the sale, curtains and certain other items may be taken at a valuation to be agreed.

#### VIEWING:

Strictly by prior appointment via agents.

#### 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.

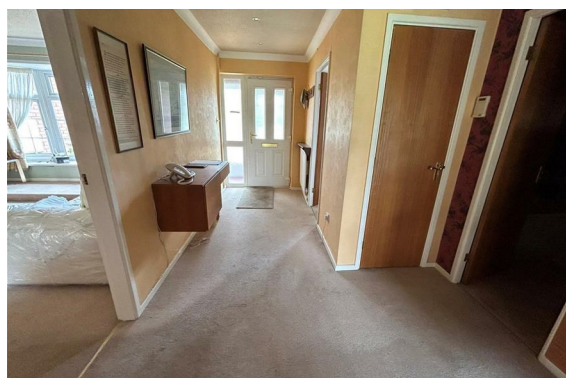
#### EXTRA SERVICES:

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.



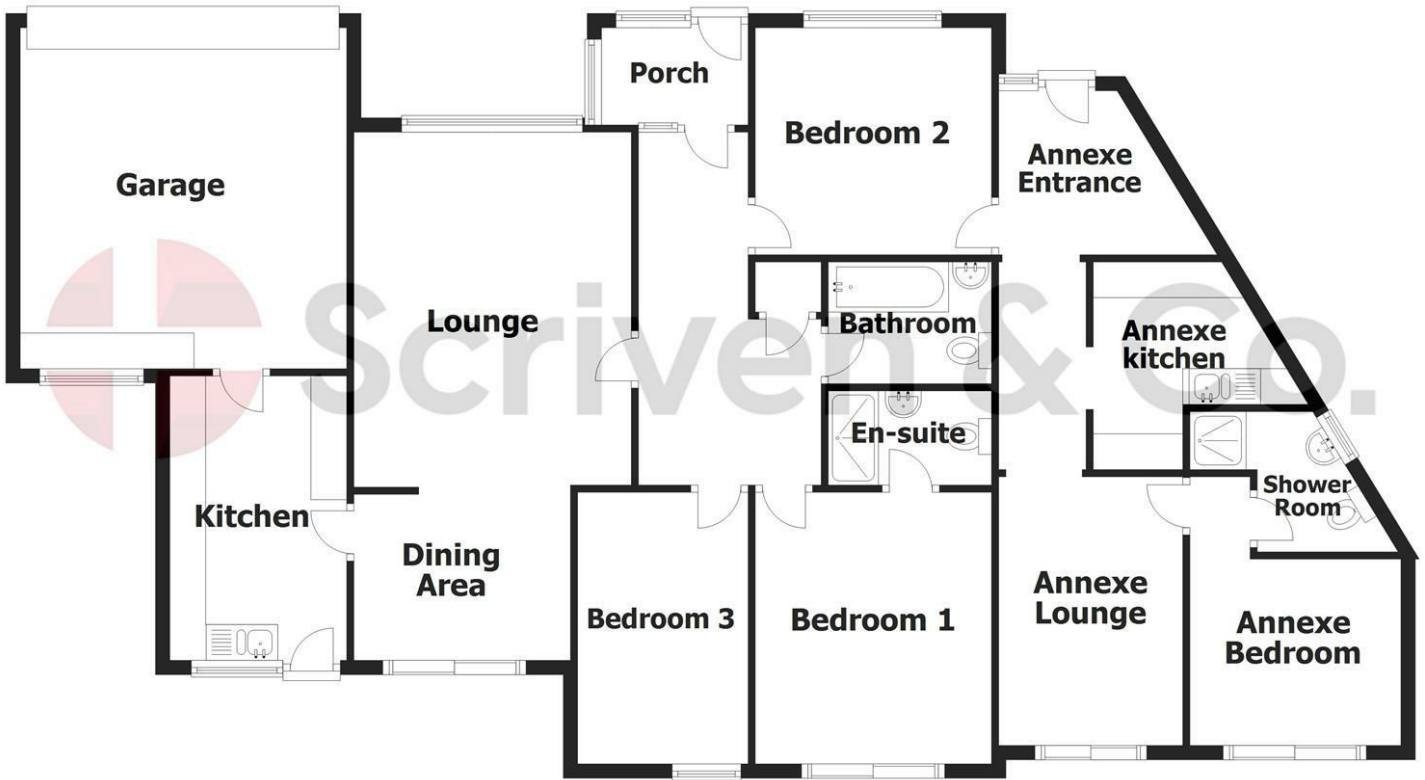
#### Important notices

**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).

### Floor Plan



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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- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property Reference: 17942436