



53, Manor Abbey Road, Halesowen, B62 0AG

### Offers In The Region Of £350,000

- SEMI-DETACHED HOUSE IN SOUGHT-AFTER LOCATION
- IN NEED OF SOME IMPROVEMENT BUT HAS POTENTIAL
  - THROUGH LOUNGE
  - THREE BEDROOMS
- SIDE GARAGE & DRIVEWAY
- DELIGHTFUL REAR GARDEN
- SUPERB VIEWS TO REAR FROM FIRST FLOOR

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Situated in a sought-after location is this three bedroom semi-detached house with delightful rear garden. The property is in need of some modernisation in places but offers potential.

Accommodation Comprises: Enclosed porch, reception hall, cloaks cupboard, kitchen, lobby/utility space, w.c., small conservatory, through lounge comprising lounge area and dining area, first floor landing, three bedrooms, bathroom. Gas boiler serving radiators, double glazing to windows as detailed. Delightful rear garden.

#### ENCLOSED PORCH (Front)

Double glazed double doors to front, cupboard housing electric meter, door opening onto:

#### RECEPTION HALL (Inner)

Panel radiator, coving to ceiling, staircase off to first floor landing, CLOAKS CUPBOARD.

**KITCHEN (Rear) 2.68m plus store x 2.13m plus recess**  
Double glazed window overlooking garden, strip light to ceiling, coving to ceiling, base units with cupboards and drawers, complementary worktops, bowl and a half single drainer stainless steel sink with mixer tap, four ring electric hob, cooker hood, wall-mounted storage cupboards at high level, 'Zanussi' double oven, tiled splashbacks to work surface areas, storage cupboard with shelving, door opening onto:

#### INNER LOBBY/UTILITY SPACE (Inner/Side)

Wall-mounted 'Worcester' gas boiler, plumbing for washing machine. Doors opening onto garage and W.C.

W.C. with low level flush, walls tiled to approximately half wall height, obscure double glazed window onto inner lobby/utility space, extractor.

#### SMALL CONSERVATORY (Rear) (Not measured)

Double glazed windows, double glazed door onto rear garden.

#### THROUGH LOUNGE COMPRISING: (Front/Rear)

**LOUNGE AREA (Front) 3.40m 3.04m x 3.51m plus bay**  
Double glazed bay window, panel radiator, coving to ceiling, opening onto:

#### DINING AREA 3.08m 2.73m x 3.74m

Double glazed window overlooking rear garden, panel radiator, coving to ceiling, door opening onto reception hall.

Staircase from reception hall leading off to:

#### FIRST FLOOR LANDING: (Inner/Side)

Access to roof space, coving to ceiling, double glazed window to side.

**BEDROOM ONE (Front) 3.51m plus bay x 3.39m 3.05m**  
Double glazed bay, panel radiator, coving to ceiling.

**BEDROOM TWO (Rear) 3.75m x 2.73m 3.06m max into wardrobe**

Panel radiator, double glazed window with views to rear.

#### BEDROOM THREE (Rear) 2.16m x 2.71m

Double glazed window with views to rear, panel radiator, coving to ceiling.

#### BATHROOM (Front) 1.88m x 2.32m (maximum measurements including bulkhead of staircase)

Wood-effect floor, panel radiator, obscure double glazed window, pedestal wash-hand basin with mixer tap, panelled bath, electric shower over, shower curtain rail, W.C. with low level flush, heated towel rail, walls tiled to full height, mirrors to wall.

#### REAR GARDEN

The property enjoys the benefit of a delightful rear garden with patio area having steps down to shaped lawn, borders stocked with a variety of shrubs, plants and trees. Garden shed to bottom of garden.

#### GARAGE 2.21m x 4.67m to door

AGENTS NOTE - the garage has limited width and may not be suitable for some cars

Wall-mounted storage cupboards, double doors to front, cold water tap.

#### 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:

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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.

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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.

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**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).

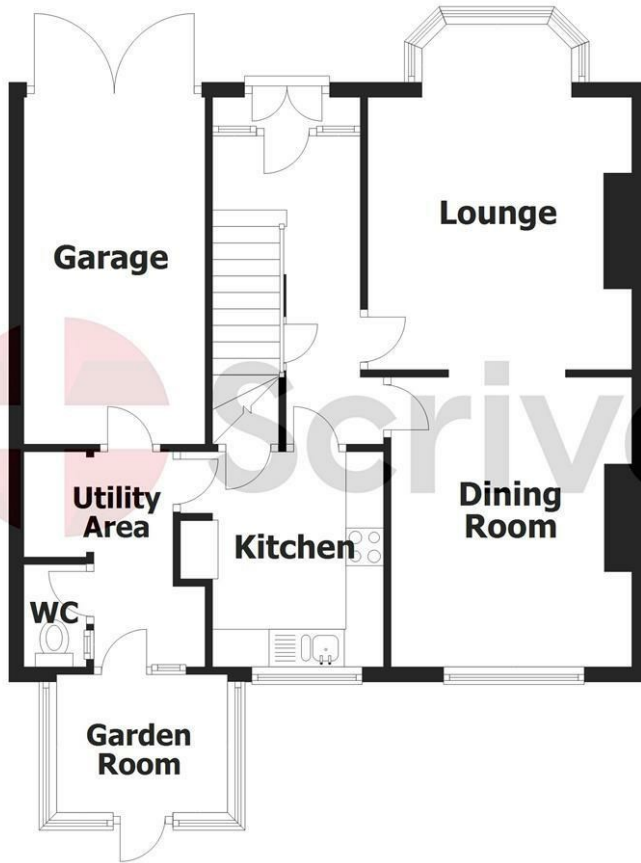




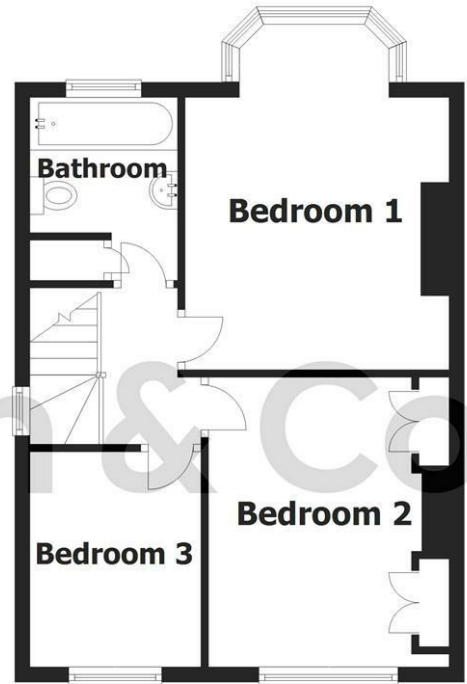




Ground Floor



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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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	

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