



1, Wheatcroft Close, Halesowen, B62 9SD

Offers In The Region Of £220,000

- SEMI DETACHED HOUSE WITH SIDE GARAGE
 - CUL-DE-SAC LOCATION
 - THREE BEDROOMS
- TWO RECEPTION ROOMS
 - DRIVEWAY
- GOOD SIZED GARDEN WITH SUNNY ASPECT
 - NO UPWARD CHAIN

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Situated in a cul-de-sac location is this three bedroom semi detached house with side garage. The property is in need of some general modernisation and improvement but has potential. NO UPWARD CHAIN.

Reception hall, kitchen, dining room, lounge, landing, three bedrooms, bathroom, separate w.c., gas boiler serving radiators, double glazing to windows as specified. Rear garden with sunny aspect.

RECEPTION HALL (INNER):

Panel radiator, obscure double glazed panel front door, staircase off to first floor landing. Door opening onto:

LOUNGE (FRONT): 3.52m x 3.33m max. (2.97m min.)
Panel radiator, double glazed window to front, gas fire.

KITCHEN (REAR): 1.83m x 2.30m min. (2.72m max.)
Double glazed window, serving hatch onto dining room, strip light to ceiling. The kitchen is fitted with base unit with worktop, drawers, single bowl single drainer stainless steel sink with hot and cold tap, gas point for cooker, gas cooker. (Agents Note: The gas connection to the cooker has been capped). Wall mounted storage cupboards at high level. Door onto pantry located under stairs with shelving, electric meter, single glazed window onto garage.

DINING ROOM (REAR): 2.72m x 3.60m
Double glazed window, panel radiator, gas fire.

Staircase from reception hall leading off to first floor:

LANDING (INNER/SIDE):

Double glazed window to side, access to roof space. Doors off.

BEDROOM 1 (FRONT): 3.57m x 3.34m
Two double glazed windows, panel radiator, cupboard housing hot water cylinder.

BEDROOM 2 (REAR): 2.88m plus door recess x 2.72m
Panel radiator, double glazed window.

BEDROOM 3 (FRONT): 1.92m x 1.77m (max. measurements including bulkhead of staircase).
Store cupboard built-in over bulkhead, wall mounted gas "Vaillant" boiler, double glazed window to front.

SEPARATE W.C.:

Obscure double glazed window to side, w.c. with low level flush.

BATHROOM: 1.67m x 1.33m min. (1.81m max. into recess)
Panel radiator, wall mounted cupboard, pedestal wash hand basin, bath, electric shower over bath, shower curtain rail, extractor, walls part tiled.

GARAGE: 2.20m x 6.57m into door
Gas meter, strip light to ceiling, double glazed window and double glazed door onto rear garden, cold water tap.

REAR GARDEN:

The property enjoys the benefit of a good sized rear garden with patio area with steps up to raised lawn, garden shed, garden fencing.

COUNCIL TAX BAND C

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. Carpets as fitted are included in the sale. However, 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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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.

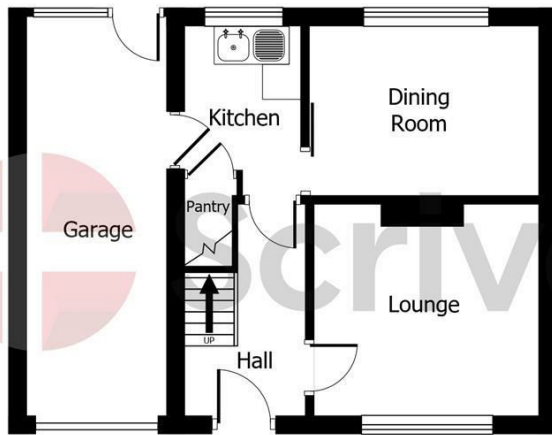


Important notices

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).

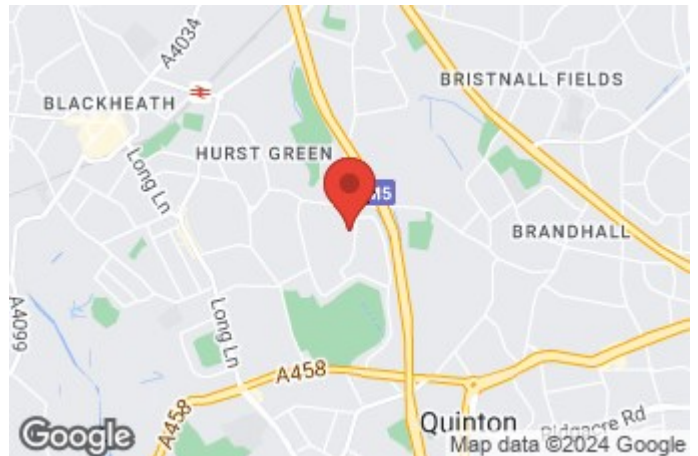


Ground Floor



First Floor

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		86
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Property Reference: 18607721