



8, Alder Grove, Halesowen, B62 9TL

Offers In Excess Of £325,000

- FOUR BEDROOM FAMILY HOME SITUATED IN POPULAR LOCATION
- BEDROOM ONE WITH FITTED FURNITURE & RE-FITTED ENSUITE
 - SITUATED IN CUL-DE-SAC LOCATION
 - KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS W.C AND FIRST FLOOR BATHROOM WITH SHOWER OVER BATH
 - TWO RECEPTION ROOMS
- DRIVEWAY, CARPORT & GARAGE
 - FRONT & REAR GARDENS
 - NO UPWARD CHAIN

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Situated in a cul-de-sac location is this four bedroom family home with carport and garage. The property benefits from with two reception rooms and four bedrooms. Bedroom one benefits from fitted furniture and a re-fitted ensuite shower room. NO UPWARD CHAIN.

Entrance hall, downstairs W.C., store cupboard, kitchen, dining room, lounge, landing, airing cupboard, four bedrooms (bedroom one with refitted en-suite shower room), bathroom with shower over bath, carport, garage, rear garden. Gas boiler serving radiators. Double glazing to windows.

ENTRANCE HALL (Side)

Double glazed front door with double glazed panels at side, staircase off to first floor accommodation, coving to ceiling, panel radiator. Door opening onto:

CLOAKS CUPBOARD located under stairs with coat hooks to wall.

DOWNSTAIRS W.C (Side)

Double glazed window, W.C. with concealed flush, wash-hand basin with mixer tap and vanity unit, walls tiled to full height.

FITTED KITCHEN WITH INTEGRATED APPLIANCES (Rear) 3.42m x 2.64m

Panel radiator, double glazed window, strip light to ceiling, tile-effect floor finish, range of base units with cupboards and drawers, complementary worktops, bowl and a half single drainer stainless steel sink with mixer tap, cooker hood, wall-mounted storage cupboards at high level with under cupboard lighting, cupboard housing "Viessman" combi gas boiler, integrated appliances to include fridge/freezer, four ring gas hob, 'Electrolux' double oven, 'Beko' dishwasher and 'Zanussi' washing machine, double glazed door opening onto carport.

DINING ROOM (Rear) 3.45m x 2.66m

Double glazed sliding door onto rear garden, panel radiator, coving to ceiling.

GOOD SIZED LOUNGE (Front) 5.47m x 3.29m min (3.76m max)

Two panel radiators, double glazed window, coving to ceiling, gas fire, wall lights.

Staircase from ground floor reception hall with handrail and double glazed window to side leading to:

FIRST FLOOR LANDING (Inner)

Landing area with access to roof space, airing cupboard housing hot water cylinder.

BEDROOM ONE (Rear) 3.32m x 3.54m

Fitted wardrobes, dressing table and drawers, panel radiator, double glazed window overlooking rear garden, coving to ceiling, door opening onto:

RE-FITTED ENSUITE SHOWER ROOM

Double glazed window to side, panel radiator, towel holder, W.C. with concealed flush, wash-hand basin with mixer

tap and vanity unit, walk-in shower cubicle with dual shower fitting, walls tiled to full height.

BEDROOM TWO (Front) 2.62m x 3.54m
Two double glazed windows, panel radiator.

BEDROOM THREE (Front) 1.85m x 3.93m max
Two double glazed windows, panel radiator.

BEDROOM FOUR (Rear) 3.53m x 2.08m
Double glazed window, panel radiator.

BATHROOM (Side) 1.65m (2.27m max into door recess) x 1.82m

Double glazed window, extractor, panel radiator, panelled bath, shower screen, shower over bath, pedestal wash-hand basin with W.C., shaver point, walls tiled to full height.

REAR GARDEN

The property benefits from a pleasant rear garden with shaped lawn. A pathway leads to the garage, which can be accessed from a pedestrian door.

CAR PORT

GARAGE 2.51m max x 4.88m
Double glazed window.

COUNCIL TAX BAND E

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 vendor has advised the gas boiler was replaced in May 2024 and the Electric consumer Unit was upgraded in June 2024.

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.

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).

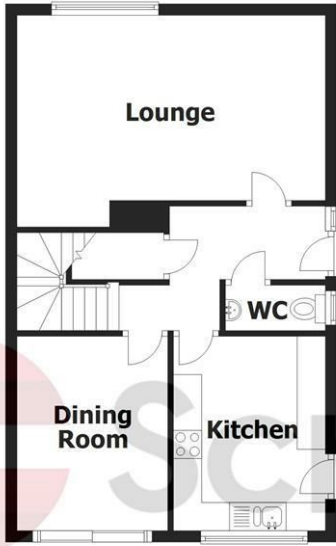




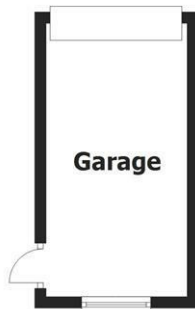
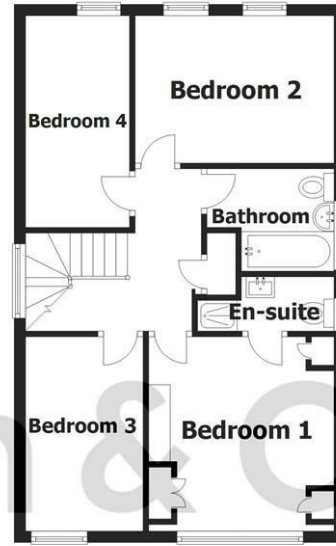




Ground Floor



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		81
(69-80) C		
(55-68) D	64	
(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: 18057382