



52, Worcester Road, Hagley, Stourbridge, DY9 0LD

Offers In The Region Of £640,000

- SPACIOUS EXTENDED FAMILY HOME
- PLANNED ON THREE FLOORS WITH FLEXIBLE ACCOMMODATION
- LOUNGE & EXTENDED DINING ROOM WITH BIFOLD DOORS ONTO GARDEN
- FIVE GOOD SIZED BEDROOMS (TWO WITH ENSUITE SHOWER ROOMS)
- ADDITIONAL GROUND FLOOR SIXTH BEDROOM WITH ENSUITE SHOWER ROOM & LOUNGE AREA
- RE-FITTED KITCHEN, UTILITY, DOWNSTAIRS W.C & HOUSE BATHROOM WITH SHOWER CUBICLE
- GOOD SIZED REAR GARDEN WITH SUMMER HOUSE
- WITHIN WALKING DISTANCE OF VILLAGE HIGH STREET CONVENIENT FOR A HOST OF AMMENTIES

All Buildings Great & Small



RICS
Regulated by RICS

arla naea
propertymark



intertek
ISO 9001:2015



UKAS
MANAGEMENT
SYSTEMS
014

OnTheMarket rightmove



Conveniently situated for Hagley Village is this much improved and extended family home with extensive, flexible accommodation planned on three floors. The property benefits from a good size rear garden.

Accommodation comprising, Enclosed porch, reception hall, re-fitted kitchen, lounge, extended dining room, fitted cloakroom, utility, ground floor bedroom with en-suite shower room and lounge area. four first floor bedrooms (one with en-suite shower room) Re-fitted house bathroom with shower cubicle. second floor bedroom with en-suite shower room and dressing room, Good sized rear garden with summer house. Gas boiler serving radiators, double glazing to windows.

ENCLOSED PORCH (Front)

Wood effect floor finish, double glazed double doors and double-glazed windows to front. Door opening onto:

RECEPTION HALL (Inner)

Wood effect floor finish, leaded light windows, panel radiator with radiator cover, staircase leading off to first floor landing with built in storage under stairs.

RE-FITTED KITCHEN (Front) 2.82m x 5.39m

Tiled effect floor finish, double glazed window to front, base units with cupboards and drawers, complementary wood block worktops with upstands 'Belfast' style sink with mixer tap, space for 'range style' cooker with splash back and cooker hood, integrated dishwasher, storage cupboards at high level, recessed spot lights to ceiling, large storage cupboard with shelving.

LOUNGE (Front) 3.48m 3.12m x 3.77m plus bay

Double glazed bay window, panel radiator with radiator cover, electric fire.

EXTENDED DINING/FAMILY ROOM (Rear) COMPRISING:

STUDY AREA (Inner) 2.72m x 3.06m

Wood effect floor finish.

DINING AREA (Rear) 3.25m x 4.63m

Wood effect floor finish, double glazed bi-fold doors. Doors opening onto side lobby and ground floor bedroom.

SIDE LOBBY (Inner/Side)

Recessed spot lights to ceiling, obscure double glazed door.

FITTED CLOAKROOM (Inner)

Wood effect floor finish, w.c. with concealed flush, wash hand basin with mixer tap and vanity unit, extractor, recessed spot lights to ceiling.

UTILITY (SIDE) 2.69m x 2.05m

Wood effect floor finish, base units with cupboards, work tops (with tiled splashbacks to one side), wall mounted shelving at high level, extractor, plumbing for washing machine, space for condenser dryer, cupboard housing 'Worcester' gas boiler, door opening onto:

COVERED AREA with opening onto:

SUMMER HOUSE

Electric fire, single glazed windows and single glazed doors, bar area and seating area.

GROUND FLOOR BEDROOM WITH LOUNGE AREA (INNER/REAR)

Wood effect floor finish, double glazed double doors onto rear garden, panel radiator, electric heater.

EN-SUITE SHOWER ROOM (Inner)

Wood effect floor finish, heated towel rail, w.c. with push button flush, corner wash hand basin with mixer tap, storage cupboard, wall mounted cupboards with mirrored doors, recessed spot lights to ceiling, shower enclosure with shower panels and dual shower fitting, curtain rail and shower curtain, extractor.

Staircase from ground floor reception hall leading off to:

FIRST FLOOR LANDING (Inner)

Panel radiator.

BEDROOM ONE (Front) 3.78m plus bay x 3.49m max into wardrobe Double glazed bay window, fitted wardrobes and drawers, panel radiator with radiator cover.

BEDROOM TWO (Front) 2.03m x 5.57m

Double glazed window, panel radiator. Door opening onto:

EN-SUITE SHOWER ROOM (REAR)

Wood effect floor finish, double glazed window, extractor, w.c. with push button flush, wash hand basin with mixer tap, shower cubicle with shower panels.

BEDROOM FOUR (Front) 2.67m (2.95m) into recess x 2.70m (2.43m) (Maximum measurements including small part of bulk head of staircase).

Double glazed window, panel radiator, radiator cover.

RE-FITTED HOUSE BATHROOM WITH SHOWER CUBICLE (Rear) 2.57m x 2.29m

Wood effect floor finish, obscure double glazed window, extractor, 'jacuzzi' style bath, w.c. with push button flush, wash hand basin with mixer tap, vanity unit with splash back, storage cabinets to wall, shower enclosure with shower panels and dual shower fitting, heated towel rail.

Door from main landing opening onto inner landing area with door onto bedroom four and staircase off to bedroom five.

BEDROOM THREE (Rear) 3.26m x 3.49m (3.13m)

Double glazed window, panel radiator.

SECOND FLOOR ACCOMMODATION COMPRISING:

BEDROOM FIVE (Inner) 2.83m (taken from 1.5m in height) x 6.04m max Obscure double glazed window. Storage into eaves, double glazed 'Velux' windows, panel radiator.

WALK IN WARDROBE/DRESSING AREA (Rear)

EN-SUITE SHOWER ROOM (Inner) (Restricted ceiling height in places)

Double glazed 'Velux' window, w.c. with push button flush, shower cubicle with electric shower, wash hand basin with vanity unit, heated towel rail, wood effect floor.

REAR GARDEN

The property enjoys the benefit of a good sided rear garden with patio area, pathway leading onto shaped lawn. Stone and bark chippings to vegetable patch, artificial grass, raised borders stocked with shrubs and plants. Seating area, garden fencing.

COUNCIL TAX BAND E

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.

Property Information Links

Useful links for property information:

Find information about a property in England or Wales:

<https://search-property-information.service.gov.uk>

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with:
<https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance:
<https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England:
<https://www.gov.uk/check-long-term-flood-risk>

Service provider information: we would suggest the following:

Gas supply:
<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>
<https://www.findmysupplier.energy>

Electric supply:
<https://www.energynetworks.org/customers/find-my-network-operator>
<https://www.nationalgrid.co.uk>

Water supplier:
<https://www.ofwat.gov.uk/households/your-water-company>
<https://www.water.org.uk/customers/find-your-supplier>

Consumer code for house builders:
<https://consumercode.co.uk>

Important notices

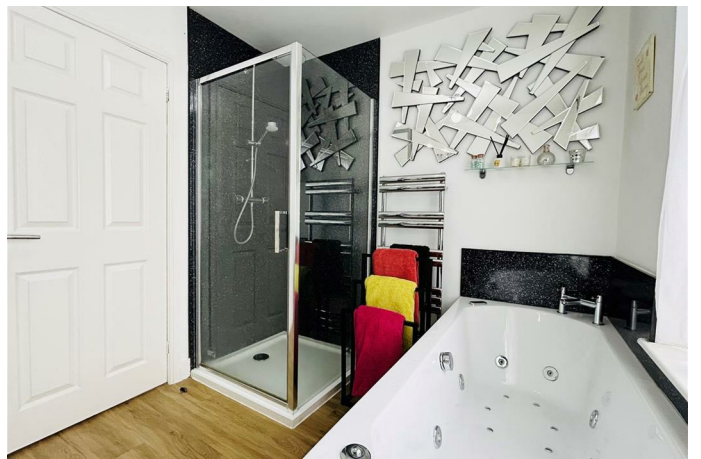
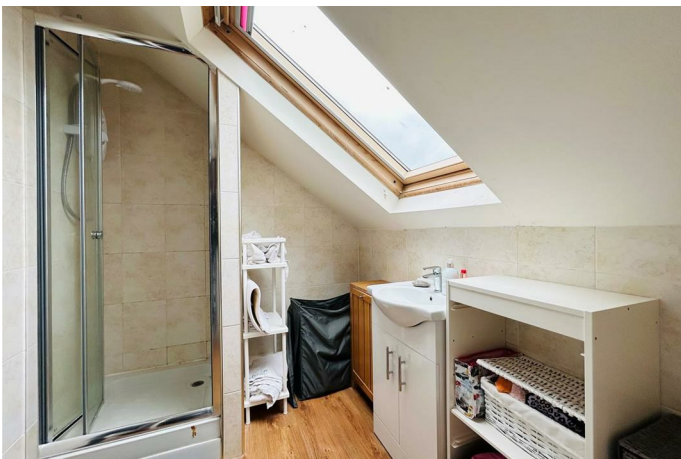
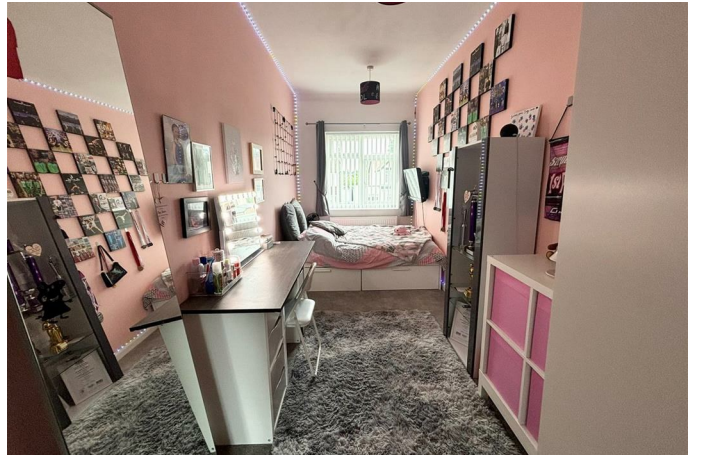
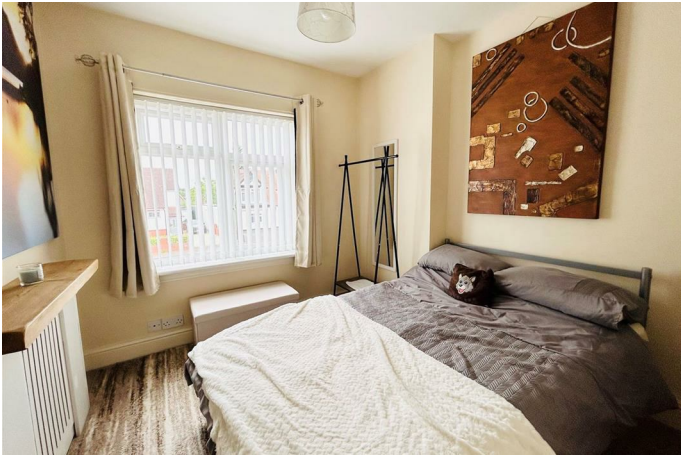
The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown 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.

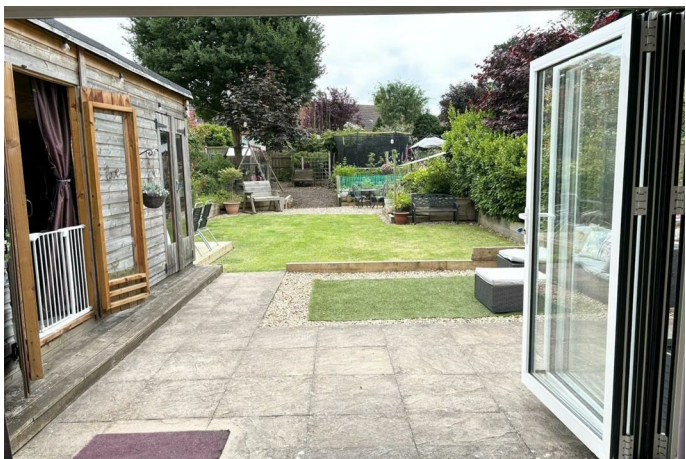
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

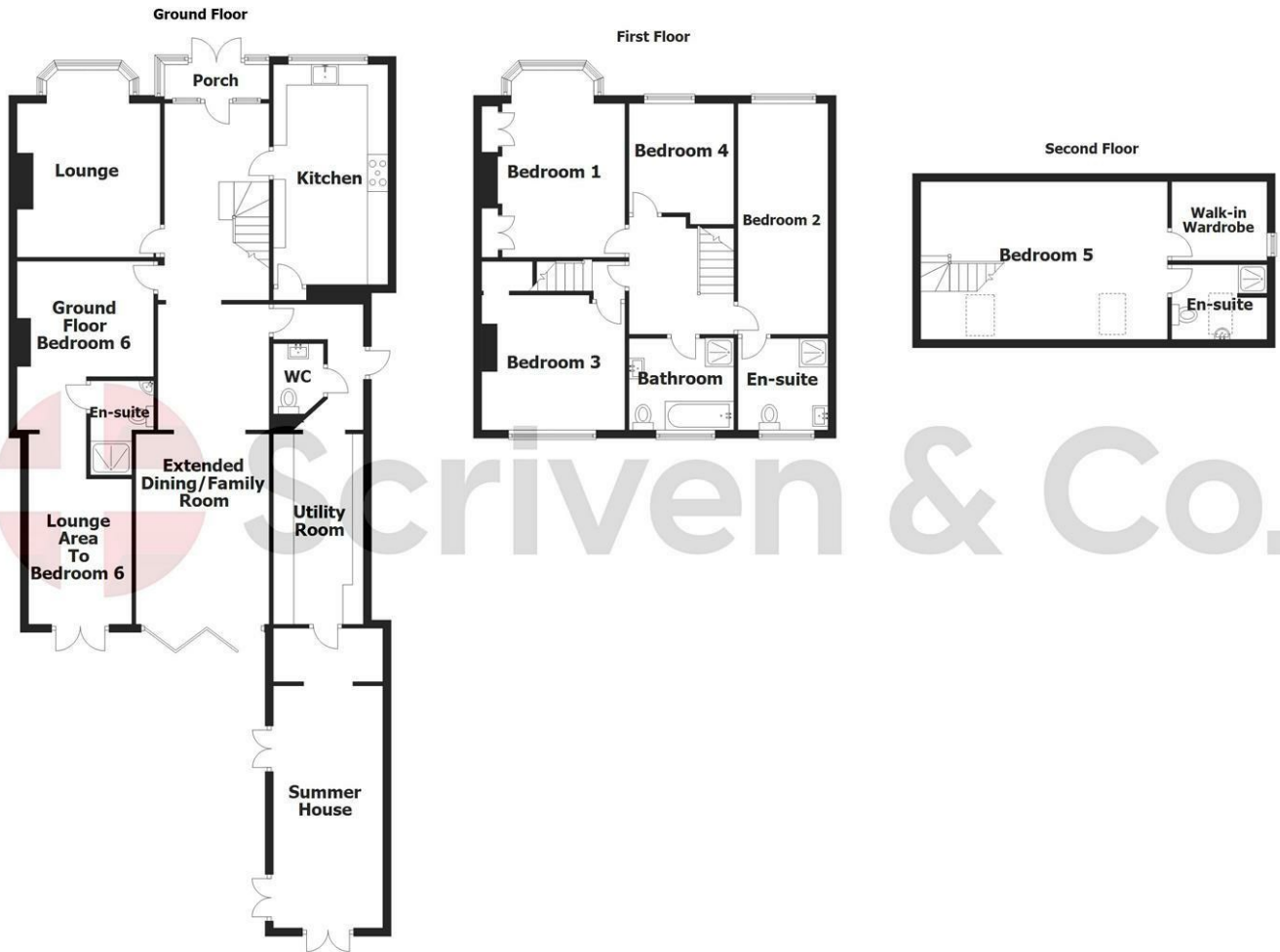
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any 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).











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.



- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(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: 18298559