



30, King Charles Road, Halesowen, B62 0DR

**Offers In The Region Of £280,000**

- SEMI DETACHED HOUSE WITH TWO STOREY EXTENSION
  - TWO RECEPTION ROOMS
  - THREE GOOD SIZED BEDROOMS
    - GROUND FLOOR W.C.
- IN NEED OF REFURBISHMENT BUT OFFERS POTENTIAL
  - NO UPWARD CHAIN

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A well-proportioned semi-detached house with two storey extension in need of refurbishment. The property benefits from an enlarged kitchen and living room and three good sized bedrooms.

Enclosed porch, reception hall, downstairs w.c., extended kitchen, extended living/dining room, sitting room landing, three good sized bedrooms, bathroom, garage, good sized rear garden. Double glazing to windows as detailed.

#### ACCOMMODATION COMPRISING:

##### ENCLOSED PORCH (FRONT):

Double glazed double doors and double glazed windows to front. Tiled floor finish. Front door opening onto:

**RECEPTION HALL (INNER):** 2.11m x 4.87m (maximum measurements including staircase)  
Panel radiator, wood effect floor finish, doors off. Staircase off to first floor accommodation.

##### DOWNSTAIRS W.C.: (Located under stairs)

W.C. with push button flush, single glazed window onto garage, wash hand basin with hot and cold tap, splashback to wash hand basin.

##### SITTING ROOM (FRONT):

3.33m max. x 4.16m max. into bay  
Panel radiator, double glazed bay window, solid fuel heating system/stove, picture rail.

##### EXTENDED LIVING/DINING ROOM (REAR):

3.33m narrowing to 3.10m x 6.29m max.  
Gas fire, two panel radiators, sliding double glazed patio door onto rear garden.

##### EXTENDED KITCHEN (Irregular shape) (REAR):

2.84m x 2.38m plus 2.04m x 2.65m  
Two double glazed windows, strip lights to ceiling, double glazed door onto side entry/garage, single bowl single drainer sink, tiled floor finish. The kitchen is fitted with a range of base units with cupboards and drawers, worktops, space for cooker, cooker hood, pull-out larder unit, wall mounted storage cupboards at high level, corner display shelving at low level.

Staircase from ground floor reception hall leading off to first floor accommodation:-

##### LANDING (INNER/SIDE):

Obscure double glazed window to side, access to roof space.

##### BEDROOM 1 (FRONT):

4.23m max. into bay x 3.32m max.  
Double glazed bay window, panel radiator.

##### BEDROOM 2 (REAR):

3.64m x 3.32m max  
Double glazed window, panel radiator.

##### BEDROOM 3 (Irregular shaped):

2.88m x 2.40m plus 2.09m x 2.11m  
Two panel radiators, double glazed window. Shower cubicle with electric shower.

##### BATHROOM (FRONT):

2.09m x 2.58m max. measurements including airing cupboard  
Obscure double glazed window, panel radiator, heated towel rail, airing cupboard housing hot water cylinder, wash hand basin with hot and cold tap, w.c. with push button flush, 'P' shaped bath with shower screen and electric shower over.

##### SIDE ENTRY/GARAGE

2.84m x 1.20m plus 8.41m to door x 2.16m (2.12)  
Wall mounted gas boiler, gas and electric meters, strip light to ceiling, plumbing for washing machine.

Outside:-

##### REAR GARDEN:

The property enjoys the benefit of a pleasant rear garden. Paved patio with steps to pathway leading to top of garden, raised beds, garden pond, outside tap. Trees. (Agents Notes: The greenhouses may be removed along with some of shrubs/plants).

##### COUNCIL TAX BAND: D

##### 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.

##### SOLAR PANELS

We are advised that the solar panels on the roof are owned. We are advised the energy generated contributes towards the electricity consumption of the property. Any units that are generated and not used will be sent to the grid.

**AGENTS NOTE -** We have been advised by the vendor that a solid fuel stove heats panel radiators and provides hot water. The system also works alongside a gas boiler situated in the garage. Please note the gas boiler is not in working order and the solid fuel stove works in isolation. We have been unable to verify this and therefore we would recommend any prospective purchaser instructs a suitably qualified contractor to check the whole heating/hot water system prior to purchasing the property.

**FIXTURES AND FITTINGS:** All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, carpets, curtains and certain other items may be taken at a valuation to be agreed. **VIEWING:** Strictly by prior appointment via agents. **ANTI-MONEY LAUNDERING REGULATIONS:** In order to comply with Anti-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.

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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>



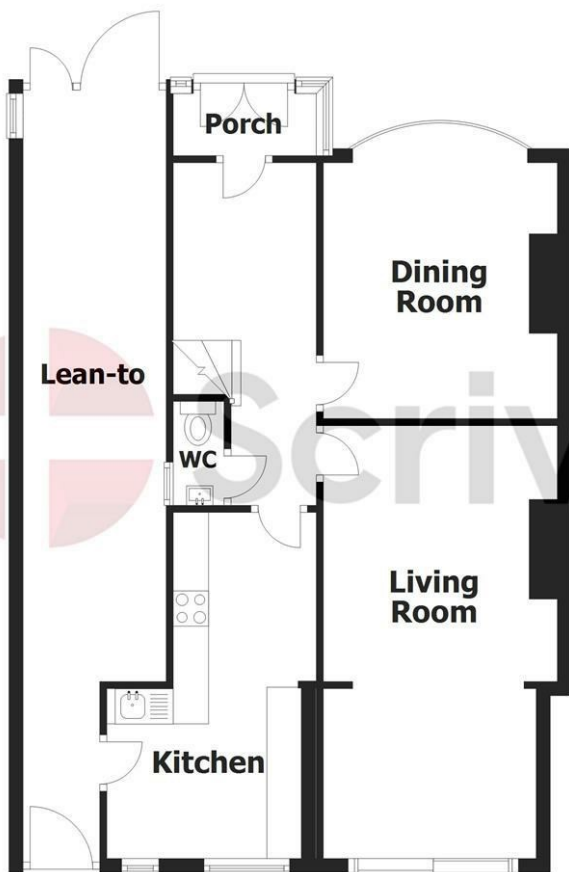
### Important notices

**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.

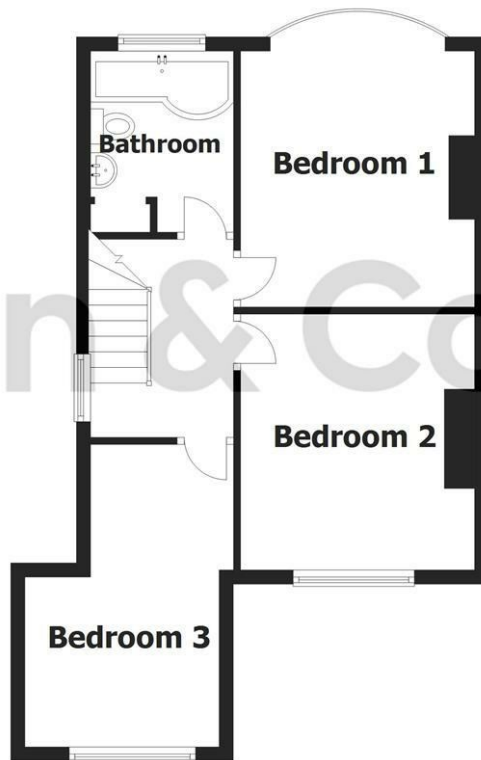
**VAT** : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

**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).

**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>		
(69-80) <b>C</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>		
	63	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC