



Green Oaks, Stakenbridge Lane, Hagley, Stourbridge, DY9 0JE

**£625,000**

- TASTEFULLY PRESENTED FIVE BEDROOM DETACHED FAMILY HOME WITH GOOD SIZED GARAGE
  - DOWNSTAIRS WC, RE-FITTED HOUSE BATHROOM & TWO EN-SUITE SHOWER ROOMS
  - WELL APPOINTED KITCHEN WITH BREAKFAST BAR HAVING WITH BI-FOLD DOORS
    - LOUNGE WITH BI-FOLD DOORS AND ROOFLIGHTS & DINING ROOM
- ENCLOSED PRIVATE REAR GARDEN WITH AMBIENT LIGHTING, ARTIFICIAL GRASS & SEATING AREA
  - BLOCK PAVED DRIVEWAY FOR A NUMBER OF CARS
- CONVENIENTLY LOCATED IN HAGLEY FOR SOUGHT AFTER SCHOOLS, AMENITIES AND LOCAL COUNTRYSIDE WALKS

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A tastefully presented detached family home planned on three floors with five bedrooms (two with en-suites). The property benefits from a well appointed fitted kitchen with breakfast bar, two reception rooms and landscaped garden with artificial grass, seating area and ambient lighting.

Accommodation comprising:

Welcoming reception hall, downstairs w.c, dining room, living room, well appointed fitted kitchen with breakfast bar incorporating utility space, landing, four first floor bedrooms (bedroom one with re-fitted en-suite shower room), re-fitted house bathroom, attic bedroom with en-suite shower room, block paved driveway for a number of cars, good sized garage, landscaped garden with artificial grass and seating area. Gas boiler serving radiators, underfloor heating to part of ground floor, double glazing as specified. Ring security cameras and alarm system.

**WELCOMING RECEPTION HALL (Inner)**

Composite front door, recessed spotlights to ceiling, tiled floor finish, thermostat to wall, doors off, staircase with glazed balustrade off to first floor landing. Storage cupboard housing underfloor heating system (for part of the ground floor) opening off under stairs.

**DOWNSTAIRS W.C. (Inner)**

Recessed spotlights to ceiling, extractor, wash-hand basin with mixer tap and vanity unit, towel holder, W.C. with push button flush, walls tiled to approximately half wall height.

**DINING ROOM (Front) 2.90m x 4.38m**

Two double glazed windows to front, recessed spotlights to ceiling, tiled floor finish.

**LIVING ROOM (Rear) 4.58m x 3.81m**

Wood-effect floor, inset gas fire, recessed spotlights to ceiling, double glazed Bi-Fold door onto rear garden and two double glazed roof windows.

**WELL APPOINTED FITTED KITCHEN WITH BREAKFAST BAR (Rear) 5.64m (4.52m min) x 3.37m plus utility space 1.76m x 2.12m**

Recessed spotlights to ceiling, two double glazed roof windows and double glazed Bi-Fold doors, tiled floor finish. Kitchen fitted with a range of base units with soft close cupboards and drawers, plinth lighting, Quartz work surfaces with upstands and splashbacks, inset bowl and a half stainless steel sink with mixer tap, wall-mounted cupboards at high level, integrated appliances to include fridge/freezer, five ring gas burner, stainless steel cooker hood, 'Neff' double oven and 'Neff' built-in microwave. Quartz breakfast bar.

**UTILITY SPACE (WITHIN KITCHEN)**

Plumbing for washing machine, inset stainless steel sink with mixer tap, Quartz work surface area with upstands, extractor, double glazed door to side, door opening onto garage.

Staircase from ground floor reception hall with glass balustrades leading to:

**HALF SPACE LANDING (Side)**

Double glazed window to side.

**MAIN LANDING AREA (Inner)**

Glass balustrades, panel radiator, recessed spotlights to ceiling, thermostat to wall, doors off.

**BEDROOM ONE (Rear) 3.84m max x 3.97m max**

Two double glazed windows, recessed spotlights to ceiling, panel radiator, fitted wardrobe with sliding door and mirror. Door opening onto:

**RE-FITTED ENSUITE SHOWER ROOM (Side)**

Double glazed window, extractor, recessed spotlights to ceiling, heated towel rail, W.C. with push button flush, shower cubicle, dual shower fitting, wash-hand basin with mixer tap, drawer, wall-mounted mirrored cabinet.

**BEDROOM THREE (Front) 2.66m x 3.50m**

Double glazed window, panel radiator.

**BEDROOM FOUR (Rear) 2.83m x 3.27m**

Double glazed window, panel radiator, telephone point.

**BEDROOM FIVE (Front) 2.07m x 3.30m**

Double glazed window, panel radiator.

**RE-FITTED BATHROOM (Front)**

Extractor, recessed spotlights to ceiling, two double glazed windows, W.C. with push button flush, wash-hand basin with vanity unit under light and mixer tap, panelled bath, shower over bath, shower screen, heated towel rail, tiled floor finish, tiled walls.

Staircase with glass balustrades leading from landing to:

**HALF SPACE LANDING**

**SECOND FLOOR LANDING (Inner)**

With glass balustrades.

Door opening onto:

**ATTIC BEDROOM TWO 4.13m max into wardrobe x 2.62m (measured to 1.5m in height) 3.87m max.**

Restricted ceiling height in places.

Two double glazed roof windows, panel radiator, recessed spotlights to ceiling, fitted wardrobes. Door opening onto:

**EN-SUITE SHOWER ROOM 2.72m x 1.39m max (1.50m measured to 1.5m in height)**

Double glazed roof window, tiled floor finish, walls part tiled, heated towel rail, W.C. with push button flush, wash-hand basin with mixer tap, towel rail, walk-in shower, shower screen, extractor.

**GOOD SIZED GARAGE 2.70m x 5.27m**

Strip light to ceiling, electric garage door, wall-mounted 'Worcester' gas boiler, solar system.

**LANDSCAPED REAR GARDEN**

The property enjoys the benefit of a landscaped rear garden with patio area having steps to seating area,

artificial grass, stone chipped borders with trees to provide privacy, fencing, outside tap, storage space with shed to side of garden. Side gate giving access to front. Outdoor ambient lighting to include recessed uplighters and exterior wall lights, water butt.

**AGENTS NOTE** - There is a solar panel water heater to the rear roof which contributes to the hot water.

**COUNCIL TAX BAND:** F

**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. However, fitted carpets, 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

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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.

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**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.

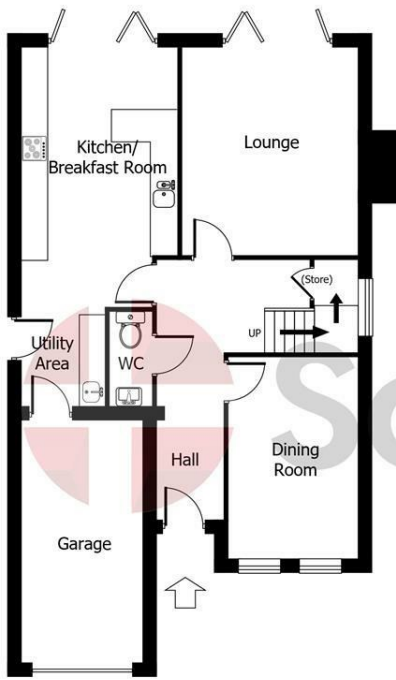
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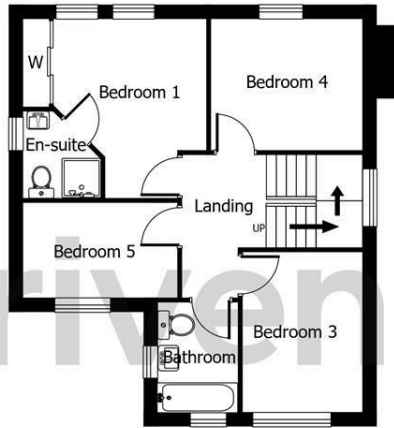




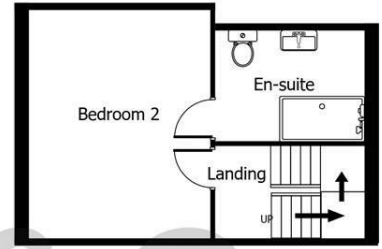




Ground Floor



First Floor



Second 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) <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>		
<b>England &amp; Wales</b>	80	87
	EU Directive 2002/91/EC	