



64A, Hartle Lane, Belbroughton, Stourbridge, DY9 9TJ

Offers In The Region Of £425,000

- MODERN DETACHED BUNGALOW
- TWO BEDROOMS WITH FITTED WARDROBES
- WELL APPOINTED BATHROOM AND EN-SUITE SHOWER ROOM
- LOUNGE/DINING ROOM AND CONSERVATORY
 - KITCHEN AND SEPARATE UTILITY
 - PARKING FOR TWO CARS
- GARDEN WITH OPEN ASPECT TO REAR
 - NO UPWARD CHAIN

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Situated in a sought after village location approached via a shared driveway is this thoughtfully designed modern two bedroom detached bungalow. NO UPWARD CHAIN.

ACCOMMODATION COMPRISING;

Enclosed porch, entrance hall, kitchen, utility, lounge/dining room, conservatory, bedroom one, ensuite with shower room and separate W.C, bedroom two, well appointed bathroom. Rear/side garden, parking for two cars. Underfloor heating. Double glazing to windows as specified.

ENCLOSED PORCH (FRONT):

Double glazed door to front and double glazed windows, double glazed door opening onto rear garden, tiled floor finish, spotlight to ceiling double glazed door with double glazed side panel, opening to:

ENTRANCE HALL (INNER):

Recessed spotlights to ceiling, access to roof space, doors off. Cloaks cupboard with sliding door and shelving.

BEDROOM 2 (SIDE): 5.01m x 2.20m

Recessed spotlights to ceiling, double glazed window, range of fitted wardrobes, dressing table and drawers.

UTILITY (SIDE): 2.32m max. (1.48m min.) x 1.72m

Worktop, plumbing for washing machine, space for dryer, storage cupboards at high level, walls tiled to half wall height. Sliding doors onto cupboard housing "Worcester" gas boiler, double glazed door onto rear garden.

WELL APPOINTED BATHROOM (SIDE): 1.88m min. (2.36m max.) x 1.72m

Wood effect floor, wash hand basin with vanity unit, mixer tap, soap and toothbrush holders, glass shelf, mirror to wall, extractor, w.c. with push button flush, 'L' shaped bath with dual shower fitting over, recessed spotlights to ceiling (on sensor) walls tiled to full height.

MAIN BEDROOM (FRONT): 4.16m x 4.20m

Double glazed bow window, recessed spotlights to ceiling, range of fitted wardrobes with over-bed storage, dressing table. Door opening onto:

EN-SUITE SHOWER ROOM: 2.58m x 0.72m

Heated towel rail, wash hand basin with vanity unit with mixer tap, glass shelf, toothbrush and soap holders, mirrors to wall, extractor, recessed spotlights (on sensor), shower cubicle with dual shower fitting, walls tiled.

EN-SUITE W.C:

Heated towel rail, w.c. with push button flush, toilet roll holder, towel holder, bidet, extractor, recessed spotlights to ceiling (on sensors), walls tiled to full height.

LOUNGE/DINING ROOM (REAR): 3.95m x 6.08m plus 3.75m x 1.32m plus walk-in store 1.46m x 1.35m

Recessed spotlights to ceiling, double glazed double doors onto conservatory, double glazed window to side at high level, double doors opening onto walk-in storage area, worktop with cupboards, cupboards at high level.

CONSERVATORY (REAR):

Double glazed windows, ceiling light with fan, double glazed door onto rear garden.

KITCHEN (SIDE): 5.27m x 1.72m min. (2.17m max)

Recessed spotlights to ceiling, wood effect floor, range of base units with cupboards and drawers, pull out larder unit, complementary worktops with tiled splashbacks, wine rack, double oven with microwave/grill combi, wall mounted storage cupboards at high level including display cabinets, five ring gas hob with cooker hood above, stainless steel inset double bowl sink with mixer tap, integrated dishwasher, space for American style fridge/freezer.

Outside:-

REAR GARDEN

The property enjoys the benefit of a pleasant rear/side garden with lawn. Open aspect to rear, garden shed.

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:

There is an LPG Tank in the front garden which serves a boiler which provides the hot water and underfloor heating. 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 to be 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.

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.

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

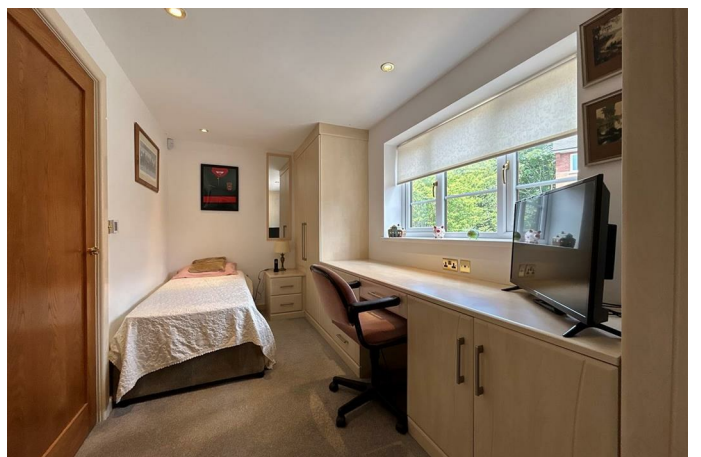
The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown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

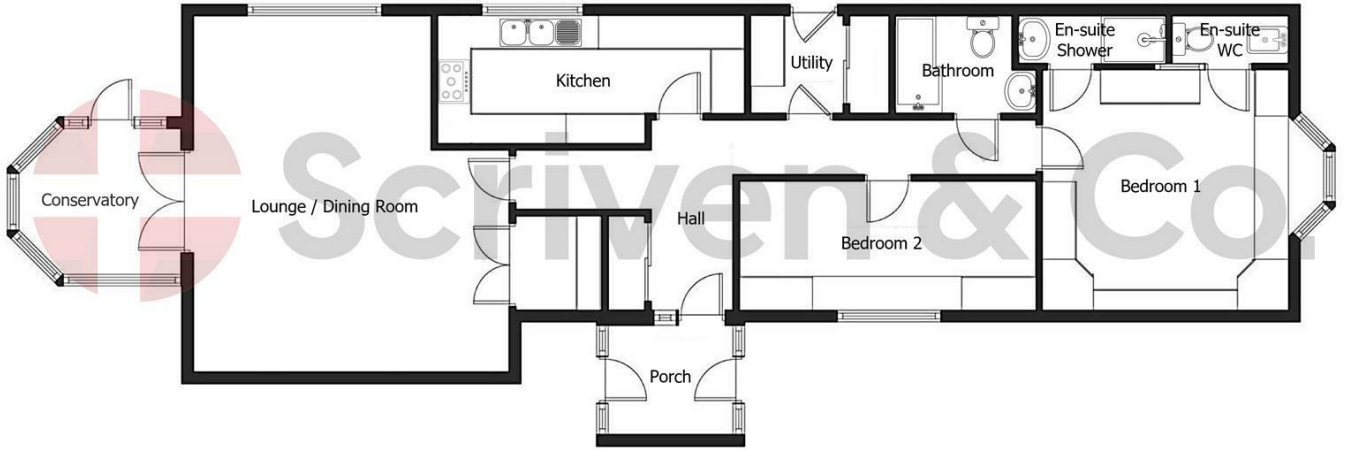
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any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











Not to scale. This floor plan is for illustration purposes only. The position and size of doors, windows and other features are approximate.



Scriven & Co. Est. 1937

- 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		92
(81-91) B	82	
(69-80) C		
(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: 18532820