



23, Shenstone Valley Road, Halesowen, B62 9TB

### Offers In The Region Of £350,000

- EXTENDED SEMI DETACHED HOUSE WITH LOFT CONVERSION
  - EXTENDED KITCHEN & THROUGH LIVING ROOM
    - FOUR BEDROOMS
  - DOWNSTAIRS W.C & FIRST FLOOR BATHROOM
    - BLOCK PAVED DRIVEWAY FOR TWO CARS
      - GARDEN WITH SOUTHERLY ASPECT
  - GARAGE WITH PRIVATE GATED REAR ACCESS

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An extended semi-detached house with loft conversion. The property benefits from a pleasant garden with a southerly aspect and good sized garage with gated, private rear access.

Accommodation comprising: reception hall, through lounge with dining and living areas. Extended kitchen, side entry, downstairs w.c., landing, three first floor bedrooms, bathroom with shower cubicle, attic bedroom, good sized rear garage accessed via gated, private rear access, rear garden with southerly aspect having patio onto lawn. Gas boiler serving radiators, double glazing to windows as detailed.

#### RECEPTION HALL (INNER/FRONT)

Composite front door, tiled floor finish, obscure double-glazed window to front, panel radiator, staircase leading off to first floor landing.

THROUGH LOUNGE COMPRISING LOUNGE AND DINING AREAS (FRONT) 3.00m (max) x 3.15m plus bay DINING AREA (FRONT) Double glazed bay window, panel radiator, fitted storage cupboards and shelving, coving to ceiling, archway onto;

LIVING AREA (REAR) 3.96m x 4.01m (plus 1.05m x 2.76m)

Panel radiator, coving to ceiling, gas fire, double glazed sliding patio door onto rear garden

EXTENDED KITCHEN (REAR) 3.09m x 3.43m (4.38 max) plus recess

Tiled floor finish, panel radiator, wall mounted Vaillant boiler, double glazed window and double glazed door onto rear garden. The kitchen is fitted with a range of base units with cupboards and drawers, worktops, bowl and half single drainer sink, slimline "Indesit" dishwasher, plumbing for washing machine, "Hotpoint" double oven, five ring gas hob with stainless steel cooker hood above, wall mounted storage cupboards at high level with under cupboard lighting, integrated fridge, larder cupboard with shelving, Double glazed door opening onto: side entry.

SIDE ENTRY (side/front) Double glazed front door and double glazed windows to side. Coal store.

DOWNSTAIRS W.C. (INNER)

W.C. with push button flush, wash hand basin with tiled splashback, mirror to wall, glass shelf, light

Staircase from ground floor to entrance hall leading to

FIRST FLOOR LANDING (INNER/SIDE) Double glazed window to side, doors off;

BEDROOM 1 (REAR) 4.01m x 2.94 (max into wardrobe) Double glazed window, panel radiator, range of fitted wardrobes with over bed storage cupboards

BEDROOM 2 (FRONT) 2.96m x 3.13m (plus bay) Double glazed bay window, panel radiator

BEDROOM 3 (FRONT) 2.24m X 1.93m

Panel radiator, double glazed window

BATHROOM WITH SHOWER CUBICLE 1.91m x 3.03m Two obscure double-glazed windows, heated towel rail, tiled floor finish, panelled bath, pedestal wash hand basin with mixer tap, w.c. with push button flush, wall mounted mirrored cabinet, corner shower cubicle, walls to shower cubicle tiled to full height, walls to bath tiled to approximately half wall height, extractor.

Staircase from first floor landing leading to attic bedroom with obscure double-glazed window to side, recess spotlights to ceiling.

ATTIC BEDROOM (Not measured, restricted ceiling height in places)

Panel radiator, fitted wardrobe, recessed spotlights to ceiling, double glazed window to rear.

#### REAR GARDEN

Property enjoys a benefit of a good-sized rear garden with southerly aspect, paved patio onto large lawn, good sized garage to rear, outside tap

REAR GARAGE 5.48m x 4.80m

(with shared access from Astley Crescent via private, gated entrance)

#### COUNCIL TAX BAND C

#### 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.

#### Extra Services & AML

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.

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## 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).











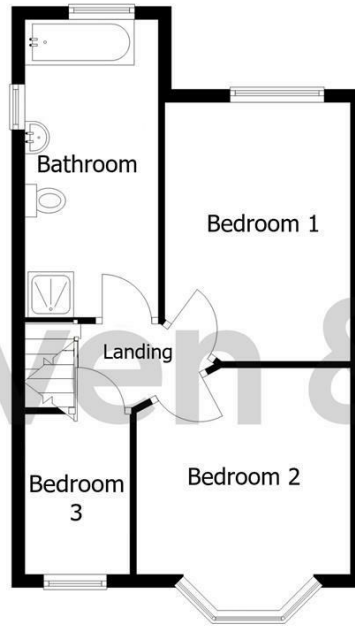




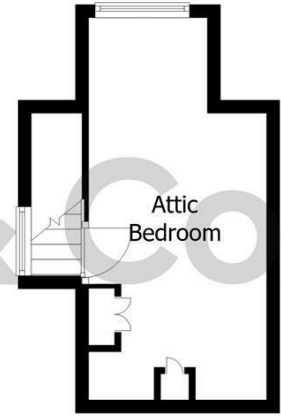




Ground Floor



First Floor



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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- Regulated By RICS

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>		
	66	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC