



46, Raddens Road, Halesowen, West Midlands, B62 0AN

Offers In The Region Of £600,000

- WELL PROPORTIONED DETACHED FAMILY HOME
- SITUATED IN A POPULAR LOCATION CONVENIENT FOR AMENITIES
 - WELCOMING RECEPTION HALL & GALLERY LANDING
 - FOUR DOUBLE BEDROOMS
 - TWO EN-SUITE SHOWER ROOMS
 - DOWNSTAIRS WC & HOUSE BATHROOM
 - THROUGH LIVING ROOM & SEPARATE DINING ROOM
 - WELL APPOINTED KITCHEN DINER & UTILITY
 - LANDSCAPED REAR GARDEN
- GOOD SIZED GARAGE & DRIVEWAY FOR A NUMBER OF CARS

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Situated in a popular location is this well proportioned detached family home with four double bedrooms (two with en-suite shower rooms) and extensive ground floor accommodation. The property benefits from a landscaped rear garden.

Accommodation comprising: Enclosed porch, welcoming reception hall, fitted cloakroom, good sized through living room, dining room, well appointed kitchen diner with fitted appliances, utility, gallery style landing, four double bedrooms (two with en-suite shower rooms), house bathroom, gas boiler serving radiators, double glazing to windows as detailed, landscaped rear garden, good sized garage and driveway for a number of cars.

ENCLOSED PORCH (FRONT)

Double glazed double doors and double glazed windows, wood effect floor finish, post cupboard. Front door opening onto:

RECEPTION HALL (INNER)

Obscure multi panel single glazed window to porch, panel radiator, dado rail, 'Karndean floor' finish, ornamental coving to ceiling, staircase off to first floor landing, built in storage to staircase, fitted storage cupboard underneath stairs with drawers and coat hooks.

FITTED CLOAKROOM (FRONT)

'Karndean floor' finish, panel radiator, WC with push button flush, pedestal handbasin with mixer tap, walls tiled to approximately half wall height.

THROUGH LIVING ROOM (FRONT TO REAR) 4.37m x 8.57m

Double glazed double doors to garden and double glazed bay window to front, two panel radiators, coving to ceiling, gas fire with fire surround.

DINING ROOM (REAR) 3.40m x 4.84m max into bay.

Double glazed windows and double glazed doors onto rear garden, panel radiator, dado rail, ornamental coving to ceiling, 'Karndean floor' finish.

WELL APPOINTED KITCHEN DINER (REAR) 3.47m min (4.12m) x 4.16m

Recessed spotlights to ceiling, panel radiator, 'Amtico' tile effect floor finish, quality kitchen fitted with a range of base units with cupboards and drawers, HI-MACS worktops with splash backs, inset double bowl sink with mixer tap, wall mounted storage cupboards at high level with under cupboard lighting, NEFF double oven, NEFF electric hob, integrated fridge and dishwasher, display shelving, door opening onto:

UTILITY (SIDE) 2.61m x 1.83m

'Amtico' tile floor, panel radiator, inset single bowl sink, mixer tap, worktops, plumbing for washing machine, space for condenser dryer, wall mounted Worcester boiler, wall mounted storage cupboards at high level, obscure double glazed door to rear garden. Door opening onto:

GOOD SIZED GARAGE 4.57m x 4.13m (5.43m max)

Obscure double glazed window to side, strip lights to ceiling.

Staircase from reception hall leading to first floor accommodation.

GALLERY STYLE LANDING (INNER/FRONT)

Double glazed window to front, panel radiator, pull down ladder with access to roof space, built in storage cupboard, coving to ceiling, ceiling rose.

BEDROOM 1 (REAR) 4.40m x 3.50m (4.55m)

Double glazed window, panel radiator, built in wardrobes. Archway onto:

RE-FITTED EN-SUITE SHOWER ROOM 2.22m x 2.30m max

Double glazed window, heated towel rail, corner shower cubicle, wash hand basin with mixer tap and vanity unit, mirrored cupboard with shaver point, walls to shower tiled to full height, further walls tiled to half wall, recessed spotlight to ceiling, toilet with concealed flush.

BEDROOM 2 (FRONT) 4.59m x 3.82m (2.71m)

Built in wardrobes, panel radiator, double glazed window, door opening onto:

EN-SUITE SHOWER ROOM (1.71m x 1.60m)

Corner shower cubicle, WC, extractor, wall to shower tiled to full height, wash hand basin with light and shaver point, further walls tiled to half wall height.

BEDROOM 3 (REAR) 3.99m (plus wardrobe 4.66m max) x 4.21m

Double glazed window, panel radiator, fitted wardrobe.

BEDROOM 4 (FRONT) 4.40m x 3.91m

Double glazed window, panel radiator, strip lights to ceiling. Air conditioning unit.

BATHROOM (REAR) 1.89m x 2.23m (2.39m)

Obscure double glazed window, heated towel rail, P shaped bath, shower screen, shower, recessed spotlight to ceiling, walls to bath tiled to full height, further walls to half height, wash hand basin, vanity unit, shaving plug, shaving light, towel rail, ornamental coving to ceiling.

LANDSCAPED REAR GARDEN

Pathway to side of garden, with gate to front, taps, landscaped rear garden, shaped patio onto shaped lawn, garden shed, greenhouse, pergola, water feature with bridge, garden enclosed with fencing, flower beds.

COUNCIL TAX BAND G

VIEWING

By prior appointment with Scriven & Co Residential Sales 0121-422-4011 (option 1).

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.

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.

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

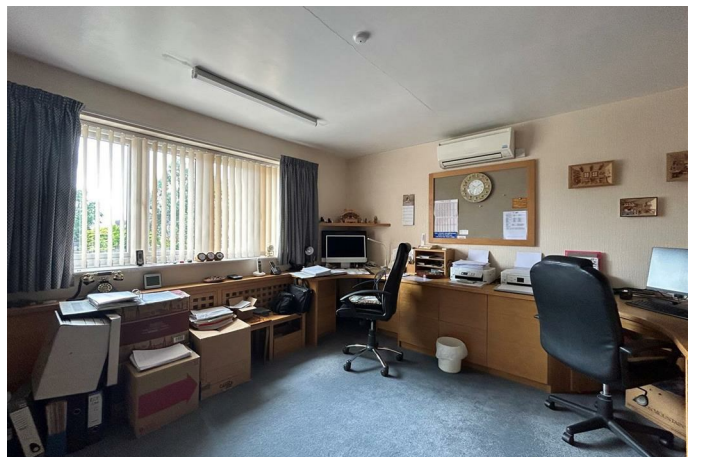
The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown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



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	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: 17938027