



55, Mucklow Hill, Halesowen, B62 8BS

Offers In The Region Of £600,000

- INDIVIDUALLY DESIGNED DETACHED HOUSE SITUATED IN SERVICE ROAD
 - IN NEED OF SOME IMPROVEMENT IN PLACES
- EXTENSIVE REAR GARDEN BACKING ONTO HALESOWEN GOLF COURSE
 - CONVENIENT FOR LEASOWES PARK & BUS ROUTES
- FOUR DOUBLE BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM)
 - DOWNSTAIRS W.C & HOUSE BATHROOM
 - DRIVEWAY & GARAGE

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Conveniently situated for Leasowes Park is this individually designed detached house in service road with four double bedrooms (one with ensuite shower room). The property benefits from an extensive rear garden which backs onto Halesowen Golf Course. Whilst the house is in need of some modernisation in places it has potential.

Accommodation comprising: Enclosed porch, split level reception hall, fitted cloakroom., kitchen, utility, dining room, living room, conservatory, gallery style landing, four double bedrooms, (bedroom one with en-suite shower room), house bathroom, integral garage, gas boiler serving radiators, double glazing to windows as detailed, raised decking with extensive lawn backing onto Halesowen Golf Course.

ENCLOSED PORCH (Front)

Double glazed double doors and double glazed windows to front, tiled floor finish.

SPLIT- LEVEL RECEPTION HALL (Inner) 2.62m x 2.57m plus 2.17m x 3.44m

Obscure double glazed window to front, panelled wood floor finish. Door to fitted cloakroom. Steps down to lower level with further doors off.

FITTED CLOAKROOM (Front)

Obscure double glazed window, panel radiator, wash hand basin with tiled splashback, w.c., extractor.

KITCHEN (Front) 3.33m (3.14m) x 3.53m plus bay (4.00m)

Double glazed bay window, recessed spot lights to ceiling, tiled floor finish, panel radiator, range of base units with cupboards and drawers, complementary worktops, single bowl, single drainer stainless steel sink with mixer tap, 'five' ring gas hob, cooker hood above, double oven, integrated dishwasher and fridge/freezer, wall-mounted storage cupboard at high level, panel radiator. Display cabinet with storage and display shelving, plate rack. Door opening onto:

UTILITY (Rear) 1.45m x 2.31m

Double glazed door and double glazed window to rear garden, strip light to ceiling, panel radiator, wall mounted gas boiler, extractor, single bowl single drainer stainless steel sink, worktop with tiled splashbacks, plumbing for washing machine.

DINING ROOM (Rear) 3.44m x 4.65m

Panelled wood floor finish, panel radiator, ornamental coving to ceiling. Double doors onto lounge. Double glazed window to side and double glazed double doors with matching double glazed side panels onto:

CONSERVATORY (Rear) (not measured)

Double glazed windows and double glazed double doors onto rear garden. Panel radiator.

LOUNGE (Rear) 4.63m plus bay (6.37m to door) x 4.29m

Double glazed double doors and double glazed windows onto rear garden. Recessed spotlights to bay ceiling. Ornamental coving to ceiling, two panel radiators, gas fire with surround.

Staircase from ground floor reception hall leading off to:

GALLERY STYLE LANDING (Inner/Front)

Double glazed window to front, panel radiator, access to roof space, coving to ceiling.

BEDROOM ONE (Rear) 4.70m x 3.18m

Double glazed window, panel radiator, coving to ceiling, bedroom furniture to include fitted wardrobes, bedside tables, dressing table and over bed storage cupboards. Door to:

EN-SUITE SHOWER ROOM (Rear) 2.11m x 1.85m

Obscure double glazed window, heated towel rail, radiator, recessed spotlights to ceiling, extractor, shower cubicle, dual shower fitting, pedestal wash hand basin with mixer tap, walls to shower cubicle tiled to full height, walls to wash hand basin tiled to approximately half wall height, tiled floor finish.

BEDROOM TWO (Rear) 4.71m x 2.66m

Wood effect laminate floor finish, double glazed window, fitted wardrobes, bedroom furniture to include bedside tables and overbed storage cupboards, panel radiator.

BEDROOM THREE (Front) 3.58m x 3.18m

Double glazed window, panel radiator, coving to ceiling.

BEDROOM FOUR (Front) 2.90m plus fitted wardrobe x 2.59m

Double glazed window, panel radiator, coving to ceiling, fitted wardrobe.

HOUSE BATHROOM (Inner) 2.50m x 1.84m (1.77m)

W.C with push button flush, pedestal wash hand basin with splashback, bath with central mixer tap and shower attachment, shower over bath with dual fitting. Recessed spotlights to ceiling, walls to bath part tiled. Heated towel rail.

INTEGRAL GARAGE: 2.83m x 5.12m to door

Electric roller shutter door to front. Door onto reception hall.

REAR GARDEN

The property enjoys the benefit of an extensive rear garden with raised decking and lawn. The garden backs onto Halesowen Golf Course. Gates to the side of the property giving access to the front from the garden.

COUNCIL TAX BAND - G

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.

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 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:

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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.



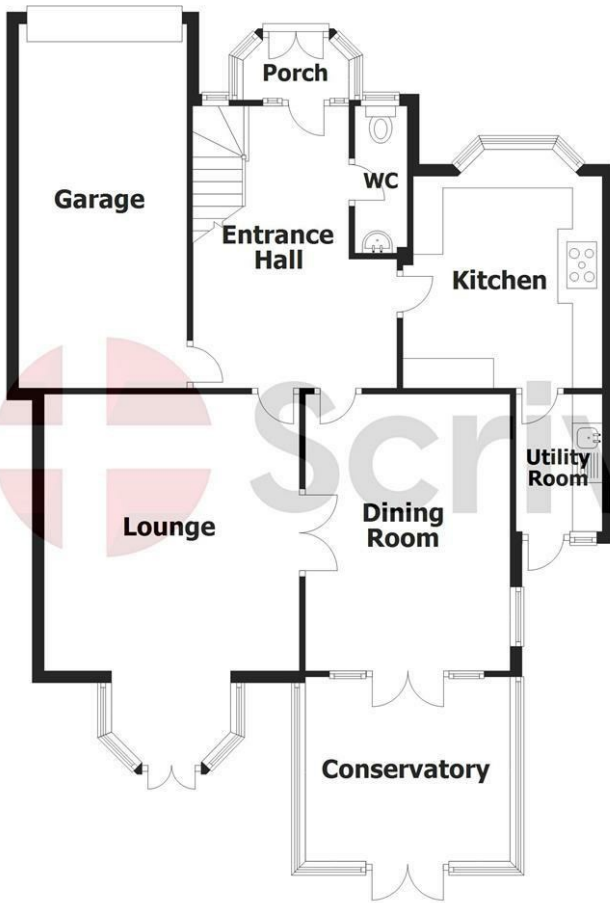
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The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph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

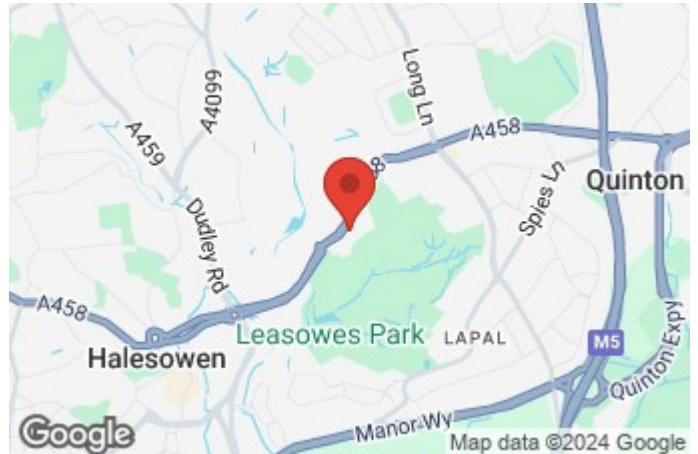
Ground Floor



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) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 79 |
| (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 | |