



158, Spies Lane, Halesowen, B62 9SP

Offers In Excess Of £390,000

- EXTENDED SEMI DETACHED HOUSE
- OPEN PLAN GROUND FLOOR LIVING SPACE IDEAL FOR FAMILIES AND ENTERTAINING
 - CONSERVATORY
- DOWNSTAIRS WC AND FIRST FLOOR BATHROOM
 - FOUR BEDROOMS
- REAR GARDEN WITH SUMMER HOUSE

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Conveniently situated for shops and amenities is this extended four bedroom semi detached house. The property boasts fantastic ground floor family accommodation, perfect for entertaining.

Accommodation comprising reception hall, lounge and sitting room, extended open plan kitchen diner, conservatory, downstairs WC and inner store, landing, four bedrooms, bathroom, former garage currently used as study* gas boiler serving radiators, double glazed windows as specified. Rear garden with decking, patio and lawn and summer house currently used as a home gym.

RECEPTION HALL (inner)

Obscure double glazed front door and double glazed window, panel radiator with radiator cover, staircase leading off to first floor landing, shoe cupboard under stairs.

LOUNGE (front) 3.18m (2.88m) x 3.31m plus bay
Double glazed bay window, coving to ceiling, opening onto

SITTING ROOM (inner) 3.18m (2.76m) x 3.32m
Wood burner, panel radiator, multi panel single glazed double doors opening onto

EXTENDED KITCHEN DINER (rear) 2.58m x 6.80m plus 3.64m x 2.57m plus store cupboard and inner hall
Vertical panel radiator and panel radiator, recessed spotlights to ceiling, base units with cupboards and drawers, worktops, plumbing for washing machine, space for fridge and free standing fridge/ freezer, central kitchen island with single bowl single drainer stainless steel sink with mixer tap and store cupboards and worktops, four ring "Smeg" electric hob, stainless steel cooker hood, Smeg double oven, double glazed double doors onto rear garden. Double glazed double doors onto conservatory.

CONSERVATORY (not measured)
Double glazed windows and double glazed double doors onto rear garden, ceiling light with fan.

INNER HALL

Panel radiator, doors onto WC and former garage/store.

DOWNSTAIRS WC (inner)
WC with low level flush, wash hand basin with hot and cold taps, extractor, coving to ceiling, towel holder.

*FORMER GARAGE/ STORE - CURRENTLY USED AS STUDY AREA.

Agents note – There is no building regulation approval for the conversion. It is not a habitable room.

Staircase from reception hall leading to

FIRST FLOOR LANDING (inner)
Access to roof space, doors off

BEDROOM ONE (rear) 3.33m x 2.84m
Double glazed window, coving to ceiling, panel radiator, fitted wardrobes.

BEDROOM TWO (front) 3.33m x 3.19m
Double glazed window, coving to ceiling, panel radiator.

BEDROOM THREE (rear) 3.51m x 1.61m (1.38m)
Double glazed window, coving to ceiling, panel radiator.

BEDROOM FOUR (front) 1.59m x 2.27m plus 1.82m x 1.82m
Two double glazed windows, panel radiator.

BATHROOM (rear) 1.76m x 2.20m
Wood effect floor, heated towel rail, WC with concealed flush, wash hand basin with mixer tap, bath, dual shower fitting over bath, recessed spotlights to ceiling, extractor, shower curtain rail, shower screen, toilet roll holder, mirrored cabinet to wall.

REAR GARDEN

Decked area with steps down to further decked/seating area and paved patio, fencing, lawn.

SUMMER HOUSE

Currently used as a home gym.

COUNCIL TAX BAND C

TENURE

We are verbally advised that 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.

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.

Important notices

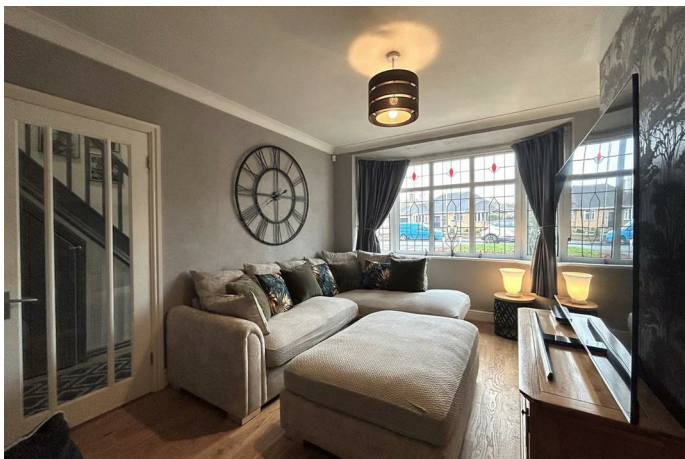
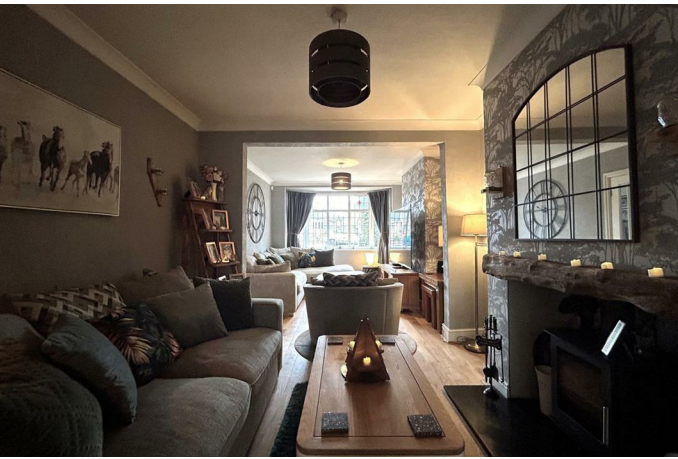
The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Reference: 18669701