



## 99B, Kent Road, Halesowen, B62 8PB

**Price: £759,950**

An opportunity to acquire a special brand new detached family house built by Taymar Homes Limited backing onto the Leasowes Conservation Area with aspect from rear onto woodland.

The detached family house offers exceptionally large and well proportioned family accommodation complete with an impressive up-to-date specification with a heat pump sourced economical heating, unbelievable size garden, situated close to local shopping, Lapal and Leasowes schools and a regular bus service to Birmingham city centre, Halesowen and Stourbridge town centres.

The detached house is of traditional cavity construction with pitched tiled roof, insulation to floors, external walls and roof space. The desirable accommodation is planned on two floors and benefits from underfloor heating on the ground floor and panel radiators at first floor.

- A BRAND NEW SPACIOUS DETACHED HOUSE
- SUPERB FITTED KITCHEN/FAMILY ROOM WITH BI-FOLD DOORS
  - 'BORA', 'SIEMENS' & 'HOTPOINT' APPLIANCES
- LOUNGE, SEPARATE DINING ROOM AND STUDY
- PRINCIPAL BEDROOM WITH EN-SUITE AND THREE FURTHER DOUBLE BEDROOMS
  - BEDROOMS 2 AND 3 WITH ACCESS TO JACK AND JILL SHOWER ROOM
    - FITTED WARDROBES TO ALL BEDROOMS
    - GARAGE WITH ELECTRIC DOOR
  - EXCEPTIONALLY LARGE GARDENS
- PANASONIC HEAT PUMP SOURCED HEATING & CATEGORY 5 WIRING FOR BETTER INTERNET CONNECTION

CANOPY PORCH ENTRANCE to main front door entrance. With external wall lights.

#### IMPRESSIVE RECEPTION HALL:

With polished newel post and handrail with glazed balustrade and useful store beneath, matching panel doors radiate from the hall with wood laminate floor finish extending into the ground floor reception rooms.

#### FITTED CLOAKROOM:

Opening off hall. W.C. with low level concealed flush with cabinet with counter topped basin, mixer tap, walls tiled in part with ceramics, recessed spotlight to ceiling.

DINING ROOM (FRONT): 3.78m into bay x 3.65m  
With wide bay window.

STUDY (SIDE): 3.67m x 2.02m

LOUNGE (REAR): 3.79m x 4.55m  
With bi-fold doors opening onto extensive terrace and gardens.

OPEN PLAN LIVING ROOM TOGETHER WITH QUALITY FITTED KITCHEN: 5.62m x 6.04m max. (4.51m min.)  
With porcelain tiled floor finish, bi-fold doors opening onto paved terrace and gardens.

The quality Crown Imperial fitted kitchen comprises breakfast bar with cabinet beneath, base units with a range of drawers of various sizes, complementary quartz work surfaces with inset stainless steel sink and mixer tap, "Bora" self venting induction hob (eliminating the need for overhead ventilation), oven unit housing "Siemens" microwave/oven, tall storage unit, units housing "Hotpoint" refrigerator and freezer and "Siemens" dishwasher, wall cupboards, recessed spotlights to ceiling, concealed bin storage.

UTILITY ROOM: 3.31m x 1.94m

Fitted with tall storage unit, extensive complementary work surface areas with rear upstands, inset single drainer sink, mixer tap, space and plumbing for automatic washing machine, space for tumble dryer, door to side entrance, spotlights to ceiling.

The accommodation on the first floor is approached from the staircase in the reception hall and comprises central landing with matching polished doors radiating off.

PRINCIPAL BEDROOM (REAR): 5.68m x 4.65m

EN-SUITE: 2.29m x 2.14m

Shower cubicle, panel bath with side mixer tap, w.c. with concealed flush in cabinet with counter topped basin, mixer

tap, spotlights to ceiling, extractor, wood laminate floor finish, walls tiled to half wall height and full height to shower cubicle, heated towel rail, backlit mirror to wall.

BEDROOM 2 (FRONT): 3.33m x 5.11m into bay

JACK AND JILL EN-SUITE: 2.62m x 1.58m

Large walk-in shower with glazed side screen, walls tiled to shower area, shower and hand attachment, w.c. with concealed flush in cabinet with counter topped basin, tiling to half wall height, wood laminate floor finish, recessed spotlights to ceiling, extractor, backlit mirror to wall.

BEDROOM 3 (REAR): 3.82m x 3.7m

BEDROOM 4 (FRONT): 6.03m into dormer window x 3.33m

HOUSE BATHROOM: 2.36m x 1.76m

Panel bath, w.c. with concealed flush, counter topped basin, mixer tap, ceramic tiling to part of walls, two spotlights, heated towel rail, backlit mirror to wall.

GARAGE: 3.39m x 5.99m

Electrically operated door, side door and approached via the block paved driveway.

#### REAR GARDEN:

The rear garden comprises full width paved terrace with wall lights and power sockets leading to extensive lawn enclosed with fencing. Part of the rear garden at the rear is included within the Greenbelt.

#### TENURE:

The property is freehold. The house is approached from a private driveway from Kent Road. The owner of the individual property will be responsible for the repair and maintenance of the section of private road immediately in front of each property.

COUNCIL TAX: BAND G

#### SERVICES:

Mains water and water meter are installed. Mains electricity is also installed. (Note: Gas is not installed). The Panasonic electric heat pump provides underfloor heating to the ground floor rooms and also heats the panel radiators at first floor and the towel rails. The system also provides hot water aided with an electric immersion heater. The towel rails can be electrically operated and can be heated separately during summer months. All rooms at ground floor each have separate temperature control settings. A single setting controls the bedroom temperatures. Bedroom temperatures can also be controlled using the radiator control valves. Category 5

wiring is installed enabling easy connection to the internet from your chosen provider in most rooms. Also traditional tv sockets to lounge, kitchen and the main bedroom with wiring terminating in roof space for those wishing to install their own tv aerial.

Wiring for the provision of charging an electric vehicle is installed. The EV charger is not provided. Prospective purchasers should consider their individual vehicle requirements and arrange for the provision of the required equipment at their own cost.

Note: Whilst the property will have broadband ready wiring it still needs to be connected via your chosen internet supplier. It is assumed that service providers will utilise the post adjacent to the side of the service road and provide overhead cables to the residence to connect into the broadband ready installation. Purchasers should note that service providers may well make an installation charge. Purchasers are advised to make enquiries at an early stage with their chosen internet supplier to avoid any delays or any surprise costs.

#### FIXTURES AND FITTINGS:

All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, the fitted carpets to the stairs, landing and main bedrooms are included.

In this particular house the curtain tracks, curtains and light fittings will be included and the fitted wardrobes in each bedroom.

Wood laminate floor finishes are also included to ensembles, bathroom and at ground floor except where other floor finishes are provided.

#### CONSUMER CODE AND WARRANTIES:

ICW operates a consumer code for new homes. The consumer code not only ensures that a property is covered by an ICW warranty but is constructed to the highest quality standard. Upon final inspections and subject to the provision of the necessary paperwork your home is then issued with a structural warranty in the form of an ICW final certificate of insurance. Copies of the homebuyers guide are available from Scriven & Co. and will be discussed with you prior to purchase.

The property comes complete with a two year warranty on all appliances and an insurance backed warranty for an additional eight years on the main structure once the property is complete.

The Panasonic heating system has a manufacturers warranty provided all service conditions are met. The system can be monitored over the internet.

#### NEW HOME CODE:

Taymar Homes are selling these properties in accordance with the ICW Consumer Code for new houses.

#### 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:

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>

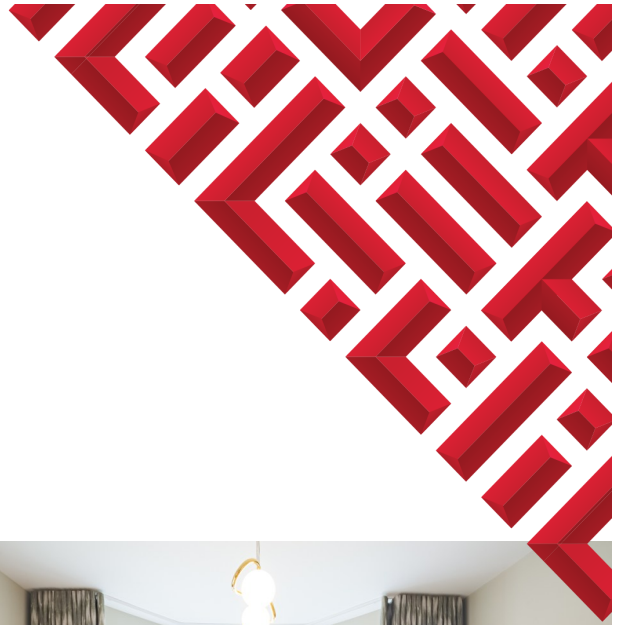
Service provider information: we would suggest the following:

Electric supply (currently supplied by E.on): <https://www.energynetworks.org/customers/find-my-network-operator>  
<https://www.nationalgrid.co.uk>

Water supplier (currently provided by South Staffs): <https://www.ofwat.gov.uk/households/your-water-company>  
<https://www.water.org.uk/customers/find-your-supplier>

ITEMS SHOWN IN PHOTOGRAPHS ARE FOR ILLUSTRATION PURPOSES AND ARE NOT INCLUDED IN THE SALE









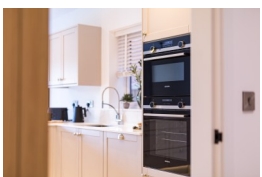








**NOT TO SCALE. FOR ILLUSTRATION AND IDENTIFICATION PURPOSES ONLY.**  
See notes under Tenure section in details.



#### Important notices

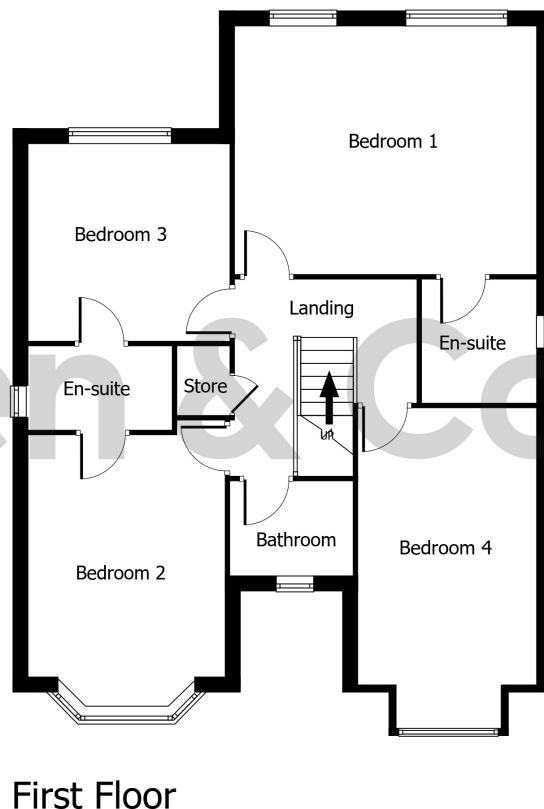
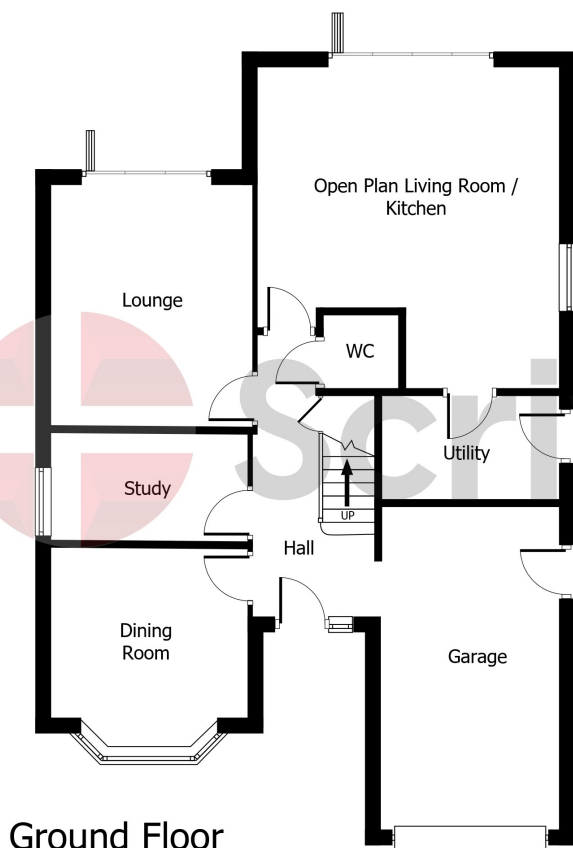
**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008** : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown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

**ISO 9001:2015** :The management system of Scriven & Co has been registered by Intertek as conforming to the requirements of ISO 9001:2015, applicable to Estate Agency Services—Valuations, sales, lettings and letting management of commercial and residential properties. (REV03:09/23).





99B 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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