



1, Carpenter Glade, Halesowen, B63 2BG

Offers In The Region Of £425,000

- MODERN DETACHED HOUSE WITH EXTENSIVE REAR GARDEN
 - FOUR BEDROOMS WITH FITTED WARDROBES
 - RE-FITTED KITCHEN DINER
 - THROUGH LIVING ROOM
 - UTILITY AND STUDY
- DOWNSTAIRS WC, HOUSE BATHROOM AND EN-SUITE SHOWER ROOM
 - EXTENSIVE REAR GARDEN
- DOUBLE GARAGE WITH ELECTRIC DOORS

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Situated in a cul-de-sac location is this modern four bedroom detached house with double garage. The property benefits from an extensive rear garden.

Accommodation comprising reception hall, shoe/cloaks cupboard, downstairs WC, study, re-fitted kitchen diner, utility, through living room comprising lounge and dining areas, landing, four bedrooms, (bedroom one with en-suite shower room), bathroom, double garage, extensive rear garden, gas boiler serving radiators, double glazing to windows as detailed.

RECEPTION HALL (inner/front)

Obscure double glazed panelled front door, panel radiator, understairs cloaks/shoe cupboard, coving to ceiling, thermostat to wall, staircase off to first floor landing.

DOWNSTAIRS WC (side)

Panel radiator, obscure double glazed window to side, WC with low level flush, wash hand basin with hot and cold taps, splashback, towel holder.

STUDY (front) 2.10m x 1.95m

Double glazed window, panel radiator, wood effect floor finish.

RE-FITTED KITCHEN DINER (rear) 5.06m x 2.67m

Tiled floor finish, recessed spotlights to ceiling, two panel radiators, range of base units with cupboards and drawers, granite worktops with upstands, "Bosch" double oven, four ring gas hob with splashback, stainless steel cooker hood above, integrated appliances to include fridge freezer and dishwasher, two double glazed windows overlooking rear garden. Door opening onto

UTILITY (side) 2.14m x 1.71m

Recessed spotlights to ceiling, extractor, panel radiator, tiled floor finish, base unit with cupboard, single bowl single drainer stainless steel sink with hot and cold tap, wall mounted store cupboard at high level, wall mounted "Potterton" gas boiler, plumbing for washing machine, space for an electrical appliance. Double glazed door onto rear garden.

THROUGH LIVING ROOM COMPRISING LOUNGE AND DINING AREAS 4.34m (3.28m) x 6.96m plus bay

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

Staircase from ground floor reception hall leading off to

FIRST FLOOR LANDING (inner)

Access to roof space. Airing cupboard housing hot water cylinder.

BEDROOM ONE (front) 2.90m (3.47m max into wardrobes) x 3.42m plus recess

Fitted wardrobes, double glazed window, panel radiator.

EN-SUITE SHOWER ROOM (front) 1.86m x 1.60m

Recessed spotlights to ceiling, extractor, tiled floor finish, panel radiator, wash hand basin with mixer tap and vanity

unit, WC, shower cubicle, walls to shower cubicle tiled to full height, towel rail, electric shaver point.

BEDROOM TWO (front) 2.98m x 3.84m

Wood effect floor finish, double glazed window, panel radiator, fitted bedroom furniture and wardrobes.

BEDROOM THREE (rear) 3.42m x 2.80m plus wardrobe (3.38m) (max into wardrobe).

Wood effect floor finish, double glazed window, panel radiator, fitted wardrobes.

BEDROOM FOUR (rear) 2.07m (2.65m max into wardrobe) x 3.04m

Wood effect floor finish, double glazed window, panel radiator, fitted wardrobes.

HOUSE BATHROOM (rear) 1.69m x 2.15m

Tiled floor finish, WC, wash hand basin with vanity unit and mixer tap, tiled splashback, extractor, recessed spotlights to ceiling, obscure double glazed window, panel bath with electric shower over, walls to bath tiled to full height.

DETACHED DOUBLE GARAGE 5.38m max x 5.41m to door

Two electric doors.

REAR GARDEN

An extensive rear garden with patio area onto shaped lawn, pathway to top of garden, garden pond with water feature. Border stocked with shrubs and plants. Established bushes and trees in the garden. Brick wall to side. Gate giving access to front, garage can be accessed from garden.

COUNCIL TAX BAND E

TENURE

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.

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.

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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.

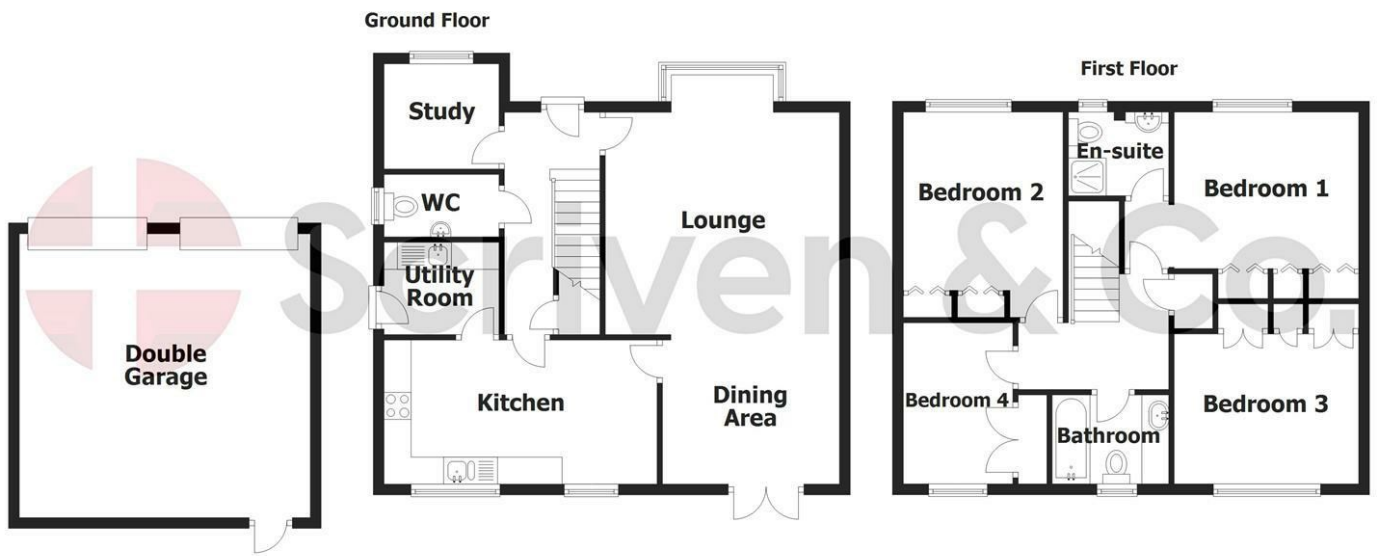
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This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant 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		82
(69-80) C		
(55-68) D	67	
(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: 18673057