



21, Alison Road, Halesowen, B62 0AT

Offers In The Region Of £475,000

- SITUATED IN SOUGHT-AFTER LOCATION
- EXTENDED FIVE BEDROOM DETACHED HOUSE
 - KITCHEN DINER WITH BREAKFAST BAR
 - LOUNGE AND DINING ROOM
- WELL APPOINTED BATHROOM WITH SHOWER CUBICLE AND SHOWER ROOM
- GOOD-SIZED REAR GARDEN WITH PATIO ONTO LAWN

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Situated in a sought after location is this extended five bedroom family home with well appointed house bathroom with shower cubicle and additional shower room. The property benefits from a kitchen/diner with breakfast bar and good sized rear garden. NO UPWARD CHAIN!

Enclosed porch, reception hall, cloaks cupboard, kitchen/breakfast room, downstairs w.c., conservatory, through living room comprising lounge and dining room, five bedrooms, well appointed bathroom with shower cubicle, shower room, good sized rear garden, block paved driveway and garage. Gas boiler serving radiators. Double glazing to windows as detailed.

ENCLOSED PORCH (Front)

Double glazed door, composite front door with double glazed panel opening onto:

RECEPTION HALL (Inner)

Panel radiator, staircase leading off to first floor landing. Doors opening onto kitchen and through living room.

CLOAKS CUPBOARD (Inner)

Coat-hooks.

THROUGH LIVING ROOM (Front/Rear)

Comprising:

LOUNGE (Front) 3.72m x 4.43m plus bay

Double glazed bay window, panel radiator, gas fire, bi-fold doors onto:

DINING ROOM (Rear) 3.49m x 3.70m (3.24m)

Log burner, coving to ceiling, double glazed sliding patio door onto rear garden.

KITCHEN DINER WITH BREAKFAST BAR (Rear) 2.87m plus bay narrowing to 2.64m x 5.07m

Tile-effect floor finish, double glazed bay window, double glazed double doors onto conservatory, panel radiator, kitchen fitted with range of base units with cupboards and drawers, worktops with tiled splash backs, breakfast bar, bowl and a half single drainer stainless steel sink with mixer tap, 'Bosch' cooker, four ring gas hob, stainless steel splash back, cooker hood, storage cupboards at high level, plumbing for dishwasher and washing machine, wall-mounted 'Vaillant' boiler, integrated fridge and freezer, pull out larder unit, door opening onto:

PANTRY

Door from kitchen opening onto:

DOWNSTAIRS W.C comprising:

Wash-hand basin with cold water tap, towel holder, tiled splash back, tile-effect floor finish. Door opening onto W.C. with push button flush, obscure double glazed window to side, tile-effect floor finish.

CONSERVATORY (Rear) (Not measured)

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

Staircase from ground floor reception hall leading off to:

LOWER CENTRAL LANDING AREA

Stairs off to either side main landing and secondary landing area (extension)

MAIN LANDING AREA (Inner)

Access to roof space with pull down ladder. Doors off.

BEDROOM ONE (Front) 3.96m x 3.70m max

measurements into wardrobe

Double glazed bay window, panel radiator. Fitted wardrobes.

BEDROOM TWO (Rear) 3.96m x 3.31m plus recess

Double glazed window, panel radiator, fitted wardrobe.

BEDROOM FIVE (Front) 2.43m x 2.75m max

Double glazed window, panel radiator, fitted wardrobe with over bed storage.

WELL APPOINTED BATHROOM WITH SEPARATE SHOWER CUBICLE (Rear) 2.41m plus shower recess x 2.83m

Wood-effect floor, recessed spotlights to ceiling, obscure double glazed window, extractor, toilet roll holder, w.c. with push button flush, panelled bath, pedestal wash-hand basin with mixer tap, walk-in shower cubicle with dual shower fitting, heated towel rail, cupboard with mirrored door, shelving.

SECONDARY LANDING AREA

Doors off.

BEDROOM THREE (Front) 2.36m x 3.07m (4.06m max into door recess)

Double glazed window, panel radiator.

BEDROOM FOUR (Rear) 2.36m max x 2.87m

Double glazed window, panel radiator.

SHOWER ROOM 1.19m x 1.87m

Wood-effect floor finish, w.c. with push button flush, wash-hand basin with cold tap, tiled splashback to wash-hand basin, glass shelf above, mirror to wall, 'Xpelair Premier' extractor, recessed spotlights to ceiling, shower cubicle with electric shower, walls to shower cubicle part tiled.

REAR GARDEN

Paved patio area, electric point, steps to large lawn with borders, slabbed seating area, pathway to side of property with gate giving access to front.

GARAGE 5.05m x 2.54m (2.43m)

COUNCIL TAX BAND E

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. 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.

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.

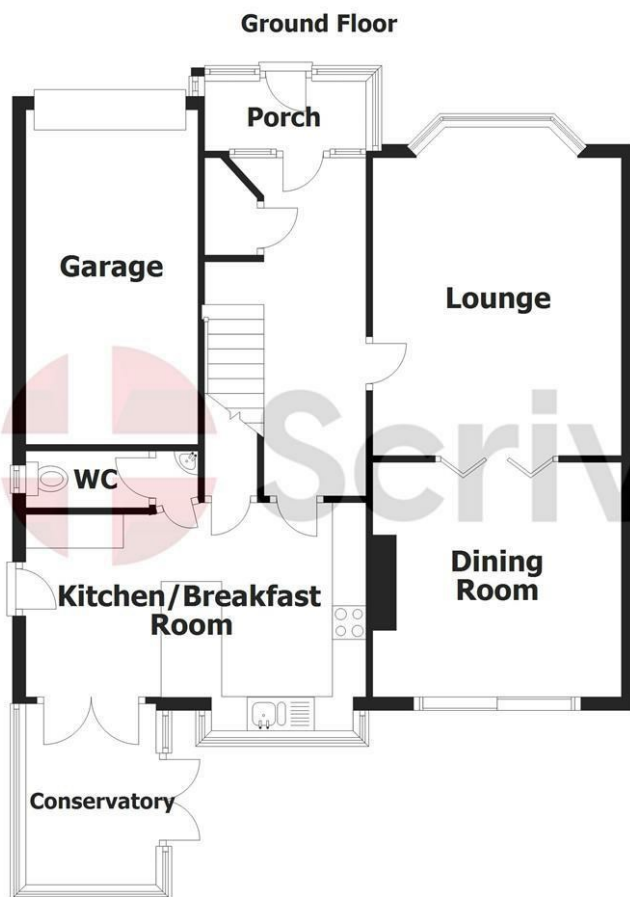
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Property Reference: 17943015