



66, Stuart Road, Halesowen, B62 0EB

Offers In The Region Of £425,000

- DETACHED HOUSE IN POPULAR LOCATION
- WELL PROPORTIONED ACCOMMODATION
 - FOUR GOOD SIZED BEDROOMS
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
 - THOUGH LIVING ROOM
 - KITCHEN/DINER AND UTILITY
- GARDEN WITH SOUTHERLY ASPECT
 - GARAGE & DRIVEWAY

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Accommodation comprising enclosed porch, reception hall, ground floor shower room, kitchen diner, utility, through lounge, landing, four good sized bedrooms, bathroom, rear garden with southerly aspect, garage, gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (front)

Double glazed double doors to front and double glazed windows, recessed spotlights to ceiling, tiled floor finish, single glazed door opening onto

RECEPTION HALL (inner)

Tiled floor finish, panel radiator, staircase off to first floor landing, door opening onto

GROUND FLOOR SHOWER ROOM (side)

Double glazed window to side, recessed spotlights to ceiling, extractor, heated towel rail, WC with concealed flush, wash hand basin with vanity unit and mixer tap, shower cubicle, walls to cubicle tiled to full height.

THROUGH LIVING ROOM (front to rear) 3.29m x 6.79m

Double glazed window to front, panel radiator, double glazed double doors and double glazed window to rear, coving to ceiling, electric fire with fire surround, single glazed double doors opening onto

KITCHEN/DINER (rear) 4.30m x 3.11m (2.78m) plus 1.60m x 1.76m (2.09m)

Tiled floor finish, double glazed double doors and double glazed windows overlooking rear garden, recessed spotlights to ceiling, the kitchen is fitted with a range of base units with cupboards and drawers, worktops, bowl and a half single drainer stainless steel sink with mixer tap, integrated dishwasher, wall mounted store cupboards at high level, built in 'Lamona' microwave, space for a range style cooker with splashback, cooker hood, further storage units with space for American style fridge freezer, store cupboard opening off understairs, panel radiator,

UTILITY (side) 2.10m x 0.88m (1.77m)

Double glazed window to side, worktop, plumbing for washing machine, tiled floor finish, heated towel rail, wall mounted 'Vaillant' gas boiler.

Staircase from reception hall leading to

FIRST FLOOR LANDING (inner)

Access to roof space, store cupboard, doors off

BEDROOM ONE (front) 3.36m x 3.65m

Double glazed window, panel radiator, fitted wardrobe,

bedside tables, dressing table,

BEDROOM TWO (front) 3.65m x 3.57m plus fitted wardrobe

Double glazed window, fitted wardrobe, panel radiator,

BEDROOM THREE (rear) 2.52m x 3.06m (3.91m)

Double glazed window, panel radiator,

BEDROOM FOUR (rear) 2.33m x 3.06m (3.93m)

Double glazed bay window, panel radiator,

BATHROOM (rear) 2.09m x 2.11m plus shower cubicle
Obscure double glazed window, heated towel rail, WC, pedestal wash hand basin, panel bath with shower attachment, tiled splashback to bath, wall mounted mirrored cabinet, down-lighting, walk in shower cubicle, electric shower, recessed spotlights to ceiling, shaver point, vinyl floor finish, some walls part tiled,

REAR GARDEN

Patio area, shaped lawn, stone chipped borders,

GARAGE – not measured

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

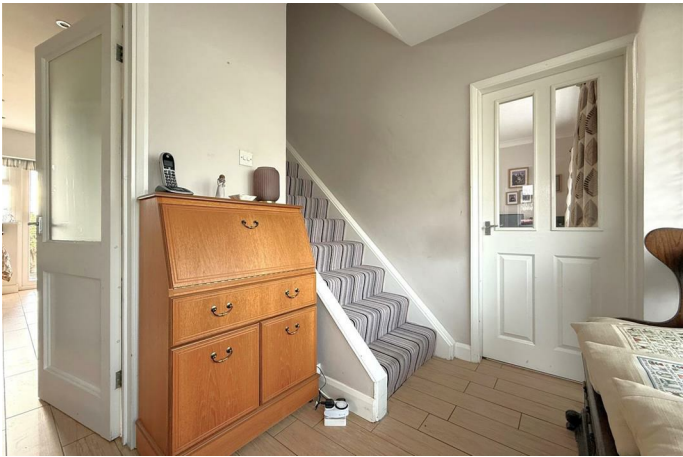
The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown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

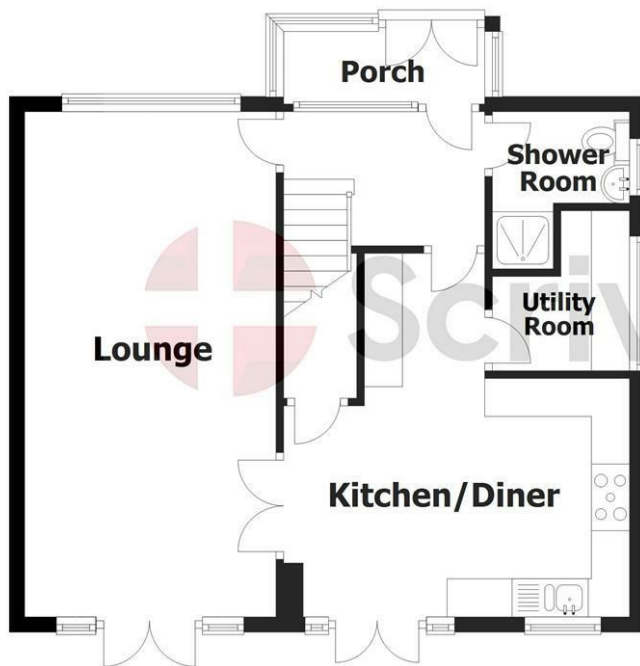








Ground Floor



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
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		
EU Directive 2002/91/EC		

Property Reference: 18676129