



9, The Mount, Cradley Heath, B64 6SQ

Offers In The Region Of £360,000

- TASTEFULLY PRESENTED EXTENDED DETACHED HOUSE
- SITUATED IN PLEASANT CUL-DE-SAC CONVENIENT FOR DUDLEY CANAL
 - FOUR BEDROOMS (THREE WITH FITTED WARDROBES)
 - MODERN KITCHEN DINER
 - LOUNGE & DINING ROOM
- DOWNSTAIRS WC, BATHROOM & EN-SUITE SHOWER ROOM
- LANDSCAPED, TIERED REAR GARDEN WITH PATIO AREAS & ARTIFICIAL GRASS
 - GARAGE & FRONT DRIVEWAY
- LESS THAN A MILE FROM OLD HILL TRAIN STATION

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Situated in a cul-de-sac location is this tastefully presented, extended four bedroom detached house with modern kitchen and landscaped rear garden with artificial grass.

Accommodation comprising entrance hall, downstairs WC, lounge, dining room, re-fitted kitchen/diner, landing, four bedrooms (one with en-suite shower room), bathroom, gas boiler serving radiators, double glazing to windows as detailed. Landscaped tiered rear garden.

ENTRANCE HALL (inner)

Panel radiator, double glazed composite front door, ornamental coving to ceiling, staircase off to first floor landing with hand rail, wood effect floor finish, door opening onto

DOWNSTAIRS WC (front)

Obscure double glazed window, panel radiator, WC with push button flush, wash hand basin with mixer tap, walls tiled to half wall height, towel holder, toilet roll holder,

LOUNGE (front) 4.03m x 3.66m min 5.23m max
Double glazed window, panel radiator, gas fire with fire surround, multi panel single glazed door onto

DINING ROOM (rear) 2.45m x 2.94m

Double glazed sliding door onto rear garden, ornamental coving to ceiling and ornamental ceiling rose,

RE-FITTED KITCHEN/DINER (rear) 5.06m x 3.21m (2.85m)

Tiled floor finish, recessed spotlights to ceiling, coving to ceiling, two double glazed windows overlooking rear garden, fitted with a range of base units with soft close cupboards and drawers, Belfast style sink and mixer tap, quartz worktops with upstands, integrated appliances to include fridge freezer, 'Bosch' cooker, 'Bosch' four ring electric induction hob, splashback, 'Bosch' cooker hood, 'Bosch' microwave, space for condenser dryer, plumbing for washing machine and dishwasher, plinth heater, obscure double glazed door onto rear garden.

Staircase from ground floor reception hall leading to

FIRST FLOOR LANDING (inner)

Access to roof space with built in loft ladder and light. Store Cupboard housing 'Worcester' boiler,

BEDROOM ONE (front) 2.95m x 3.75m (maximum measurements into wardrobe)
Fitted wardrobes, bedside tables, overbed storage with down lighting, door onto

EN-SUITE SHOWER ROOM (front) 2.13m x 2.00m

Obscure double glazed window to front, panel radiator, WC with push button flush, wash hand basin with mixer tap, vanity unit, mirror to wall, shaver point, recessed spotlights to ceiling. Shower cubicle with electric shower, walls tiled to full height. Wall mounted towel rail at high level, extractor,

BEDROOM TWO (rear) 2.71m x 3.48m (max into

wardrobe)

Double glazed window, panel radiator, fitted wardrobes with sliding mirror doors, light on sensor,

BEDROOM THREE (front) 2.28m x 4.40m

Wood effect floor, double glazed window, panel radiator, fitted wardrobes, small chest of drawers.

BEDROOM FOUR (rear) 2.31m (1.33m) x 1.81m (2.79m)

Double glazed window, panel radiator,

BATHROOM 2.21m x 1.84m

Obscure double glazed window, WC with push button flush, pedestal wash hand basin with mixer tap, wall mounted store cupboard with mirrored door, shaver point, tiled floor finish, walls tiled to full height, panel bath with shower attachment, shower screen,

LOW MAINTENANCE REAR GARDEN

The property enjoys the benefit of a landscaped tiered rear garden, slabbed patio area with steps up to artificial lawn with further steps to slabbed patio. Garden fencing and raised brick plant beds.

GARAGE 2.36m x 4.89m

Up and over door.

COUNCIL TAX BAND D

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, window blinds and light fittings are included in the sale.

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 Links

Useful links for 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:

Gas supply:
<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>
<https://www.findmysupplier.energy>

Electric supply:
<https://www.energynetworks.org/customers/find-my-network-operator>
<https://www.nationalgrid.co.uk>

Water supplier:
<https://www.ofwat.gov.uk/households/your-water-company>
<https://www.water.org.uk/customers/find-your-supplier>

Consumer code for house builders:
<https://consumercode.co.uk>

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.

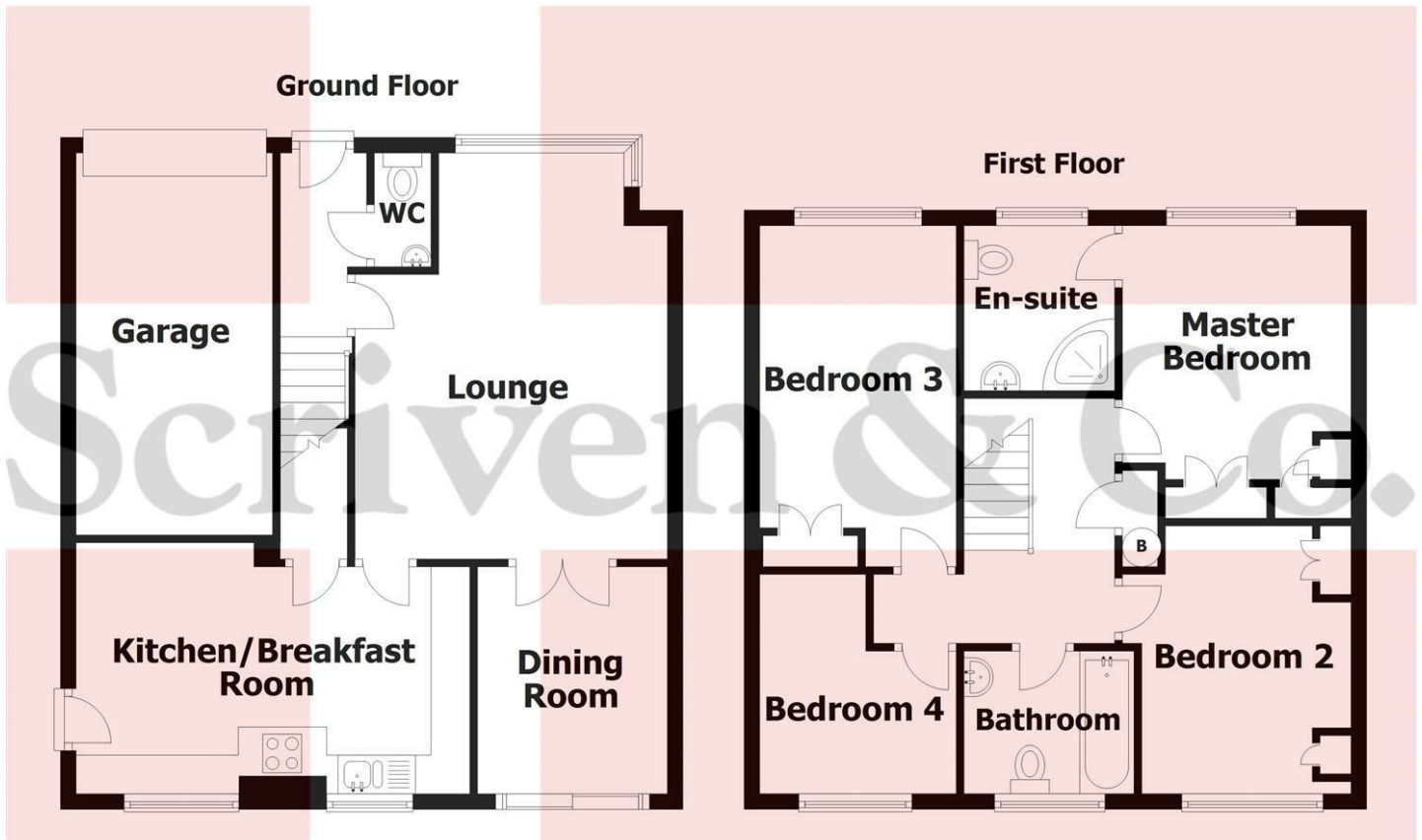
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any 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).



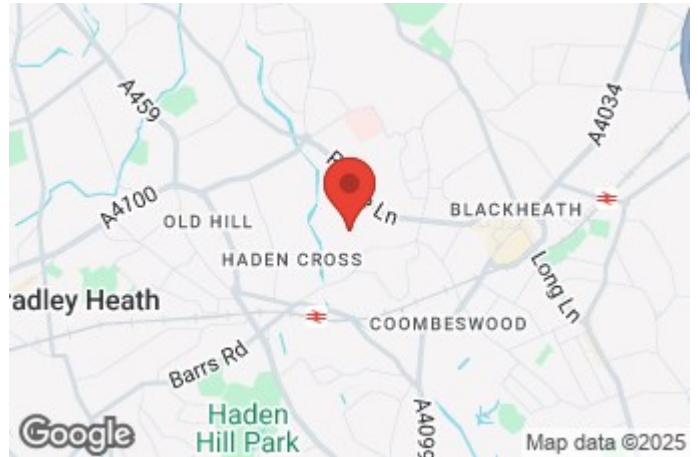








This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Property Reference: 18690453