



19, Station Road, Hagley, DY9 0NU

### Offers In The Region Of £585,000

- MUCH IMPROVED PERIOD SEMI DETACHED HOUSE
  - SOME ORIGINAL FEATURES
- EXTENSIVE, EXTENDED GROUND FLOOR ACCOMMODATION
  - POTENTIAL FOR LOFT CONVERSION
  - THREE DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM & GROUND FLOOR SHOWER ROOM
- WALKING DISTANCE TO HAGLEY VILLAGE, TRAIN STATION & SCHOOLS
- LARGE REAR GARDEN WITH SOUTHERLY ASPECT HAVING PATIO ONTO LAWN WHICH BACKS ONTO HAGLEY PLAYING FIELDS
  - DRIVEWAY FOR TWO CARS
  - CCTV CAMERA AT FRONT AND REAR

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Situated within a short walk of the railway station, schools and village is this much improved extended semi detached house which backs onto Hagley playing fields.

Accommodation comprising reception hall, lounge, sitting room, inner hall/sitting area, dining room, ground floor shower room, re-fitted kitchen with breakfast bar, landing, three double bedrooms, bathroom, gas boiler serving radiators, large rear garden with patio onto lawn, off road parking for two cars, timber framed windows (some with secondary glazing).

#### RECEPTION HALL

Front door with leaded light panel, panelled wood effect floor finish, store cupboard, panel radiator, staircase off to first floor landing, double doors onto sitting room and door opening onto

LOUNGE (front) 3.63m plus bay x 4.47m

Single glazed bay window with some secondary glazing, single glazed sash window to side with secondary glazing, log burner, ornamental ceiling rose,

SITTING ROOM (inner/side) 3.90m x 4.48m

Log burner, single glazed sash window to side, ornamental ceiling rose, opening onto

INNER HALL/SITTING AREA 10.72m x 1.91m (1.88m)

Limestone tile floor finish, single glazed door to side, single glazed window onto ground floor shower room. Two panel radiators, two single glazed sash windows to side, three double glazed roof lights, recessed spotlights to ceiling. double glazed double doors onto garden.

DINING ROOM (inner) 3.86m (3.40m) x 3.01m

Limestone tile floor finish, panel radiator, built in drawers and cupboard housing gas boiler, door opening onto

INNER LOBBY (inner)

Stone tiled floor finish, utility space/cupboard (inner) Plumbing for washing machine.

GROUND FLOOR SHOWER ROOM (inner)

Wash hand basin, towel rail/radiator combi, WC, shower cubicle with dual shower fitting, shower panels and shower screen, extractor, recessed spotlights to ceiling, some walls part tiled, porcelanosa tile floor finish, electric under floor heating.

RE-FITTED KITCHEN WITH BREAKFAST BAR 4.39m (2.87m) x 3.02m

Limestone tile floor finish, recessed spotlights to ceiling, double glazed window to rear, vertical panel radiator, base units with cupboards and drawers, quartz worktops with upstands, inset bowl and a half stainless steel sink incorporating drainer, hot and cold mixer tap, induction hob with extractor, integrated dishwasher, space for fridge freezer, wine chiller, breakfast bar, wall mounted store cupboards at high level, double oven, walk in larder with shelving,

Staircase from ground floor reception hall leading to

FIRST FLOOR LANDING (inner)

Single glazed sash window with secondary glazing, coving to ceiling, panel radiator, doors off

BEDROOM ONE (front) 4.24m (4.48m) x 3.64m

Two single glazed sash windows to front with secondary glazing, single glazed sash window to side with secondary glazing. Decorative fireplace (not in use), panel radiator,

BEDROOM TWO (rear/side) 3.94m x 3.53m

Single glazed sash windows to side and rear, panel radiator, decorative fireplace (not in use), door onto bathroom.

BEDROOM THREE (rear) 3.88m x 3.01m

Coving to ceiling, single glazed sash window with secondary glazing to side, panel radiator, built in cupboard, fireplace,

BATHROOM (side) 2.30m x 2.07m

Single glazed sash window to side, panel radiator, pedestal wash hand basin, WC with push button flush, panel bath with central mixer tap with shower attachment, walls tiled to full height, mirrored cabinet to wall,

REAR GARDEN

The property benefits from an extensive rear garden with patio onto lawn. Log store to side and gate to front.

AGENTS NOTE:- the garden backs onto Hagley playing fields.

COUNCIL TAX BAND E

AGENTS NOTE - planning permission was granted in September 2019 for a single storey side extension, rooflights and dormer to facilitate loft conversion. The plans were altered with approval in March 2020. Further details are available upon request.

TENURE

We are verbally advised 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.

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## 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

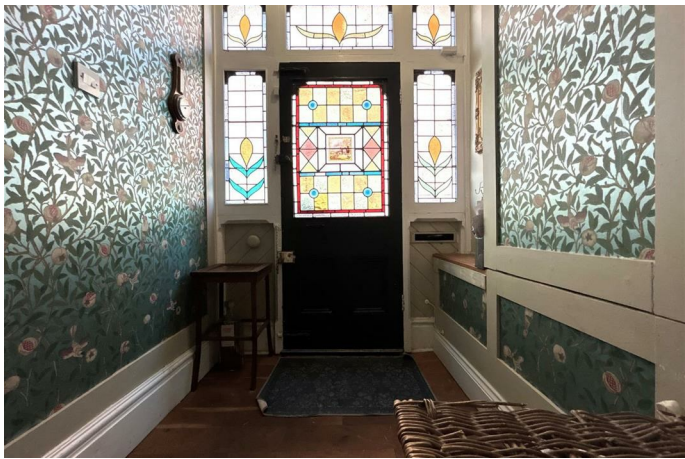
**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008** : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown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











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- Regulated By RICS

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 80                      |
| (55-68) D                                   | 62      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Property Reference: 18674742