Scriven & Co.

Est. 1937

Residential Sales

39, Raddens Road, Halesowen, B62 0AW

Offers In The Region Of £490,000

- WELL PROPORTIONED FAMILY HOME OCCUPYING CORNER POSITION
- FOUR BEDROOMS (VIEWS FROM BEDROOM ONE)
- KITCHEN/BREAKFAST ROOM & TWO RECEPTION ROOMS
- RE-FITTED BATHROOM & DOWNSTAIRS W.C
- DOUBLE GARAGE & PARKING FOR A NUMBER OF CARS
- FRONT, SIDE AND REAR GARDENS

All Buildings Great & Small

A well proportioned four bedroom family home occupying corner position with double garage and parking for a number of cars.

Accommodation comprises, enclosed porch, reception hall/dining area, downstairs w.c., lounge, sitting room, kitchen/breakfast room, side entry, landing, four bedrooms, re-fitted bathroom, double garage, front/side and rear gardens, gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (front)
Double glazed doors to front, double glazed windows. Front door opening onto

RECEPTION HALL/DINING AREA (inner)
Recessed spotlights and coving to ceiling, panel radiator, staircase off to first floor landing. Door opening and step down into:

DOWNSTAIRS W.C (rear)
Tiled floor finish, recessed spotlights to ceiling, w.c. with push button flush, glass blocks onto rear garden, extractor, wash hand basin with mixer tap, vanity unit.

LOUNGE (front/side) 3.96m plus (5.08m) into bay x 7.17m
Double glazed window to front, double glazed bay window to side, shutters to windows, two panel radiators, coving to ceiling, ornate ceiling.

SITTING ROOM (front) 3.65m x 3.02m
Double glazed window to front, panel radiator, recessed spotlights and coving to ceiling. Opening onto:

KITCHEN/BREAKFAST ROOM (rear) 4.19m (5.02m) x 2.69m
Tiled floor finish, double glazed window, recessed spotlights and coving to ceiling, panel radiator, kitchen fitted with base units with cupboard and drawers, work surfaces, bowl and half stainless steel sink with mixer tap, 'four' ring electric hob, plumbing for washing machine and dishwasher, cooker, walls part tiled, door opening onto:

SIDE ENTRY (side)
Access to front and rear. Strip light to ceiling.

Staircase from ground floor reception hall leading off to

FIRST FLOOR LANDING (Inner)
Double glazed window onto garden, access to roof space, recessed spotlight to ceiling, doors off.

BEDROOM ONE (front/side) 7.17m x 4.0m plus bay 5.29m into bay.
Double glazed window to front, double glazed bay window to side, coving to ceiling, two panel radiators.

BEDROOM TWO (front) 3.03m x 3.64m
Double glazed window, panel radiator.

BEDROOM THREE (rear) 2.74m x 2.27m
Double glazed window, airing cupboard housing hot water cylinder.

BEDROOM FOUR (front) 3.31m x 2.19m
Double glazed window, panel radiator.

REFITTED BATHROOM (rear) 1.79m (1.68m) x 2.66m
Double glazed window, heated towel rail, 'P' shaped 'Jacuzzi' style bath, electric shower, recessed spotlights to ceiling, wash hand basin with mixer tap, vanity unit, w.c. with push button flush, wall mounted mirrored cabinet to wall, toilet roll holder, tiled floor finish, walls to bath part tiled.

REAR GARDEN
The property has the benefit of a small private rear garden with patio area, lawn, outside tap. Double garage accessed from garden.

DOUBLE GARAGE (side) 4.95m x 5.29m
Electric garage door. Door opening onto garden. Driveway to front of garage.

COUNCIL TAX BAND F

TENURE
We are advised that the property is freehold. 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.

Extra Services & AML

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:

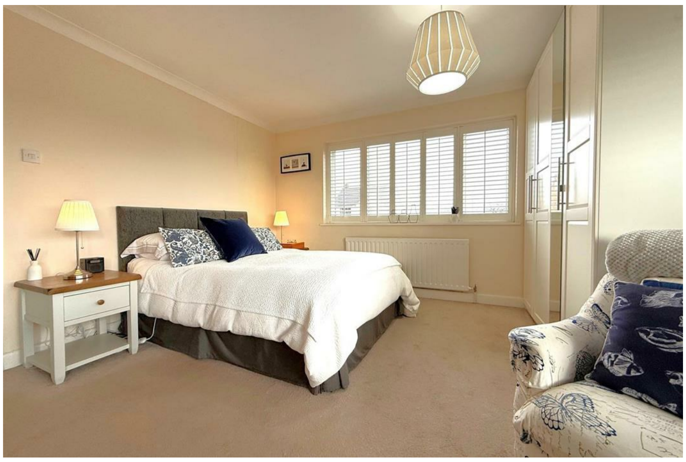
Gas supply:
https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator
https://www.findmysupplier.energy

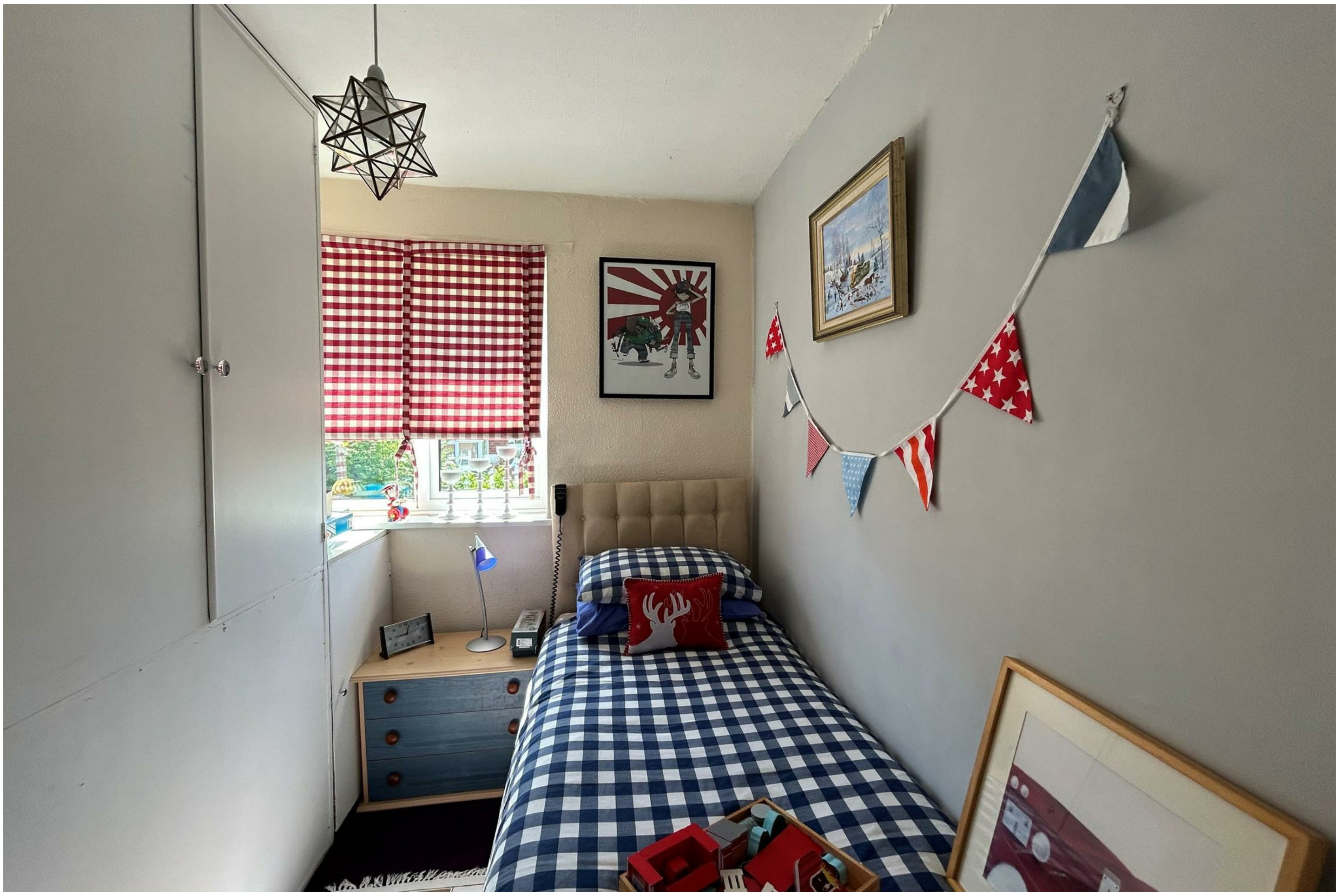
Electric supply:
https://www.energynetworks.org/customers/find-my-network-operator
https://www.nationalgrid.co.uk

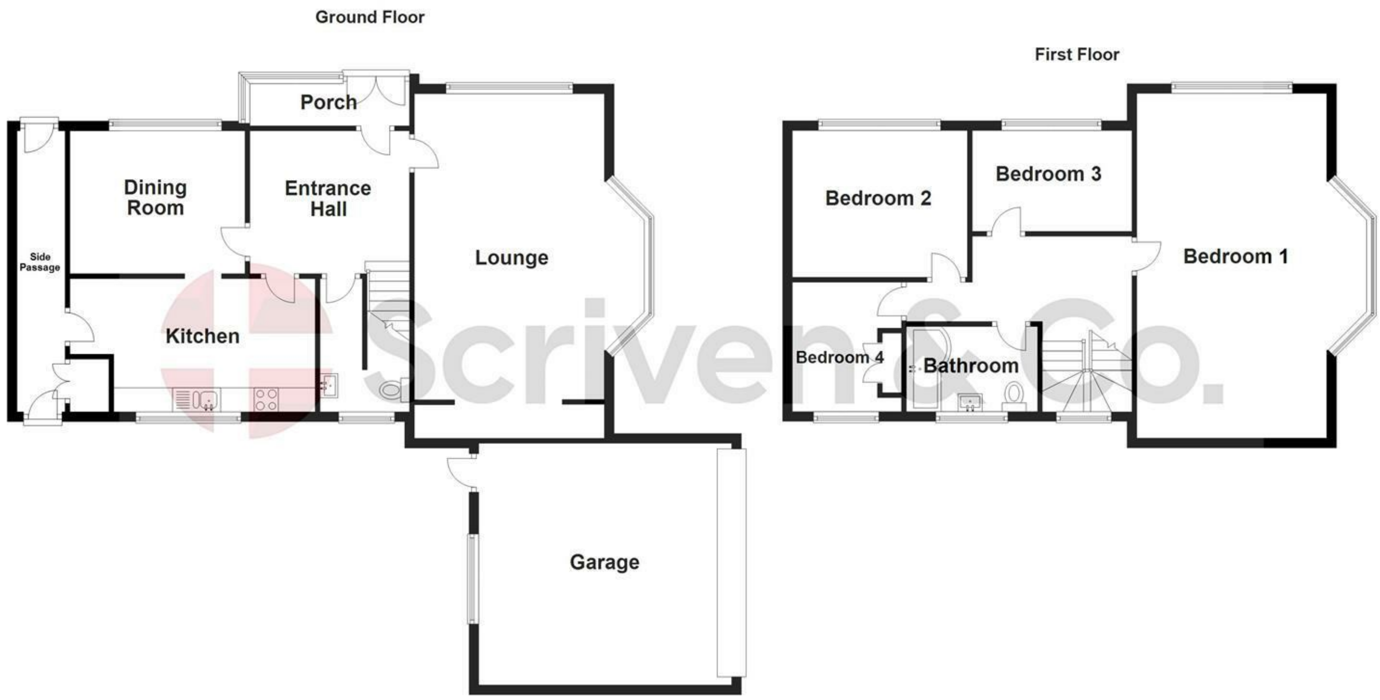
Water supplier:
https://www.ofwat.gov.uk/households/your-water-company
https://www.water.org.uk/customers/find-your-supplier

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


TO THE BEACH







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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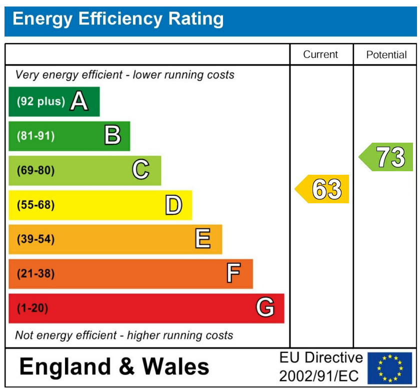

Property Reference: 18621549