



39, Raddens Road, Halesowen, B62 0AW

Offers In The Region Of £460,000

- 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

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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>

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.

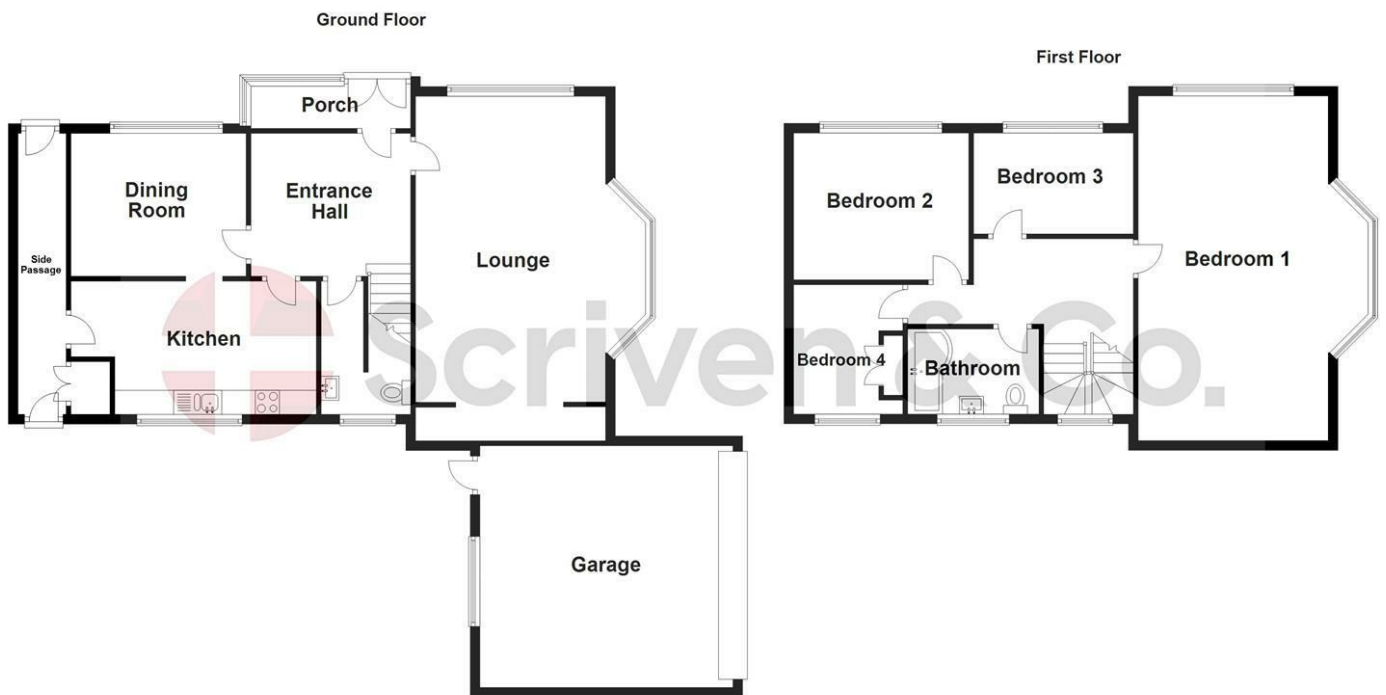
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Reference: 18621549