Scriven & Co.
Est. 1937

Residential Sales

22, Astley Crescent, Halesowen, B62 9SX

Offers In The Region Of £350,000

- EXTENDED SEMI DETACHED HOUSE WITH LARGE REAR GARDEN
- CUL DE SAC LOCATION
- 'OPEN PLAN' EXTENDED KITCHEN/DINING/FAMILY ROOM
- THREE BEDROOMS AND SHOWER ROOM
- GROUND FLOOR W.C AND UTILITY
- GARAGE AND OFF ROAD PARKING

Situated in a cul-de-sac location is this extended three bedroom semi detached house with side garage. The property benefits from a large rear garden with decked area onto lawn.

Enclosed porch, reception hall, lounge, 'open plan' extended kitchen/dining/family room, utility, downstairs WC, landing, three bedrooms, shower room, good sized garage, large rear garden, gas boiler serving radiators, double glazing to windows where specified.

ENCLOSED PORCH ENTRANCE: Front door to:

RECEPTION HALL: (Inner) 3.98m x 1.80m max including width of staircase
Entrance Hallway with ceiling light point, tiled floor. Panel radiator, obscure double glazed windows to front and side.

LOUNGE: (Front) 3.34m max (2.96m) x 4.02m max into bay
Ceiling light point with glass shade and ceiling rose, curved panel radiator, feature fireplace, cast iron insert and fire surround. Coving to ceiling, fitted shutters.

'OPEN PLAN' EXTENDED KITCHEN/DINING/FAMILY ROOM: (Rear) 1.95m max x 5.10m plus 3.30m max x 6.27m
Coving and two ceiling, light points as well as spotlights, tiled floor finish, double glazed window and double glazed doors onto rear garden, two panel radiators, kitchen area fitted with range of base units with worktops, tiled splashbacks, Belfast style sink with h & c mixer tap, recess for cooker with cooker hood, integrated appliances to include Bosch dishwasher, door onto garage. Raised tiled hearth exposed brick fireplace with wood burner.

UTILITY: (Rear) 3.36m x 1.74m
Tiled floor finish, strip light to ceiling, base units with cupboards beneath, worktops, panel radiator, double glazed window to rear, plumbing for washing machine and space for condenser dryer, single bowl single drainer stainless steel sink, double glazed door to rear garden.

FITTED CLOAKROOM: (Rear) Tiled floor finish, obscure double glazed window to side, walls tiled to approximately half wall height, wash hand basin with storage cupboard beneath, WC with push button flush, panelled radiator, extractor. Single ceiling light to WC room.

The accommodation on the first floor is approached by staircase leading from reception hall and comprises:

LANDING: Access to loft space, double glazed window to side, doors radiating off.

BEDROOM ONE: (Front) 3.35m min x 3.37m plus bay
Panel radiator, double glazed bay, picture rails.

BEDROOM TWO: (Rear) 3.79m x 3.24m
Panel radiator, fitted wardrobes, double glazed window to rear.

BEDROOM THREE: (Rear) 1.83m x 2.70m
Panel radiator, double glazed window to rear, picture rails.

SHOWER ROOM: (Front) 1.77m x 2.34m
Tiled floor finish, pedestal wash hand basin, WC with low level flush, radiator, obscure double glazed window, extractor fan, large corner shower cubicle with walls tiled to full height.

GARAGE: (Side) 2.69m widening to 4.45m x 5.37m
Electric roller shutter garage door, strip lights to ceiling, gas boiler, door opening to utility and W.C.

Agents note - The garage is approached via a shared driveway to front.

PRIVATE ENCLOSED REAR GARDEN WITH SUNNY ASPECT: The property has a good sized rear garden. The garden is enclosed with hedgerow and timber fencing. Borders filled with a variety of shrubs and plants, timber decked seating area. Decking includes exterior floor lights with outdoor power socket.

COUNCIL TAX BAND D

REVISION 1 GTS 10.09.2024

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.

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:

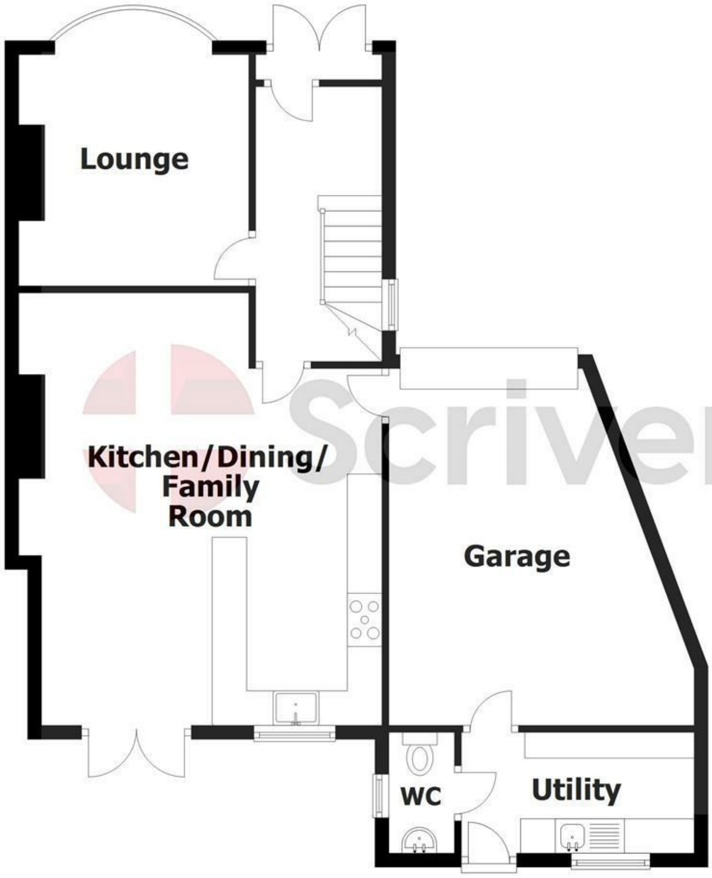
Gas supply:
https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator
https://www.findmysupplier.energy

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

Ground Floor

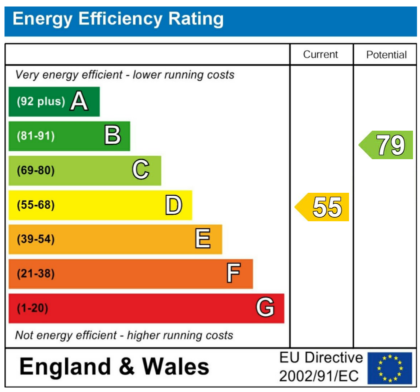


First Floor

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.

Scriven & Co.
Est. 1937

- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS



Property Reference: 18624406