



1, Victoria Avenue, Halesowen, West Midlands, B62 9BL

### Offers In The Region Of £425,000

- LINK DETACHED HOUSE WITH SIDE GARAGE
  - THREE GOOD SIZED BEDROOMS
- KITCHEN/DINING ROOM, TWO RECEPTION ROOMS & PLAYROOM/STUDY
  - GOOD SIZED GARDEN
- CONVENIENT FOR BUS ROUTES INTO BIRMINGHAM CITY CENTRE
  - NO UPWARD CHAIN

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An extended link-detached house with three double bedrooms and garage. The property offers spacious ground floor accommodation with the potential to convert the study into a ground floor fourth bedroom. NO UPWARD CHAIN.

Enclosed porch, reception hall, fitted cloakroom, utility room, re-fitted kitchen/dining room, study, lounge, sitting room, landing, three bedrooms, bathroom, separate W.C, garage, rear store. Gardens, gas boiler serving radiators, double glazing as specified.

**ENCLOSED PORCH (Front)**

Double glazed front door, double glazed windows. Door opening onto:

**RECEPTION HALL (Inner)**

Coving to ceiling, picture rail, panel radiator, staircase leading to landing. Recess with coat hooks and door leading to:

**FITTED CLOAKROOM (Inner)**

W.C with low level flush, wash-hand basin with splashback, panel radiator, towel rail, extractor, single glazed window.

**SITTING ROOM (Rear) 4.24m x 3.63m max**

Double glazed French doors and double glazed windows, panel radiator, picture rail, shelving. Sitting room leads onto

**RE-FITTED KITCHEN/DINING ROOM (Rear) 2.64m (2.10m) x 5.75m** to double glazed sliding door.

**KITCHEN AREA**

Base units with soft close cupboards and drawers, work surface areas with inset stainless steel sink with mixer tap and a drainer, stainless steel gas hob with pan drawers, stainless steel cooker hood, plumbing for dishwasher, double oven, integrated fridge/freezer, range of wall cupboards. Pull out larder unit.

**DINING AREA**

Double glazed sliding patio door leading to garden, panel radiator. Door with multi-paned glazing leading to lobby.

**LOBBY**

Double glazed door onto rear garden, plumbing for washing machine. Doors to garage.

**STUDY (Front)**

Double glazed window, panel radiator.

**LOUNGE 3.93m x 3.62m plus bay 4.13m max** into bay

Feature brick fireplace, hammered canopy, coving to ceiling, picture rail, panel radiator, double glazed bay window.

The accommodation on the first floor is approached from staircase leading from reception hall with half space landing. Double glazed window to front.

**CENTRAL LANDING (Inner)**

Doors radiating off, access to roof space, panel radiator.

**BEDROOM ONE (Rear) 3.64m x 4.22m max** into wardrobes

Panel radiator, range of built-in wardrobes with high level cupboards and further cabinets extending above bed space with matching side dressing table and chest of drawers, double glazed window.

**BEDROOM TWO (Front) 3.95m x 3.62m max**

Double glazed window, panel radiator, picture rail, door leading to walk-in store with double glazed windows.

**BEDROOM THREE 4.12m max x 3.18m max**

Double glazed window, panel radiator, built-in wardrobes, mock door to wall backing onto store leading from bedroom two.

**BATHROOM (Side) 2.14m x 2.78m**

Comprising: bath with shower over, shower screen, pedestal wash-hand basin, panel radiator, double glazed window, tiling to surround of bath, airing cupboard with shelving and hot water cylinder.

**SEPARATE W.C. (Side)**

W.C with low level flush, double glazed window, picture rail, panel radiator.

**GARAGE 3.72m max (3.36m min plus side storage recess) x**

5.65m to garage door electric remote controlled garage door, double glazed window. Stainless steel sink with hot and cold water. Alpha gas boiler, strip lights to ceiling, single glazed window onto W.C. Storage recess.

**REAR STORE (Former garage) 2.44m x 4.89m**

Electric power point and lights.

**GARDENS**

A private garden is found at the rear/side of the property and features paved patio, outside tap. This leads to good-sized lawned area enclosed with hedgerow which faces Halesowen Road.

**AGENTS NOTE:**

We are advised by the vendors that planning permission was obtained in May 1988 for the construction of a garage. In 1989 an application was made for a ground floor extension to the kitchen, together with a second bathroom (as an en-suite to Bedroom 1). This permission was granted: Ref 90/10203/C was approved by the council on the 27th Feb 1990. The kitchen extension was undertaken but not the first floor bathroom.

**COUNCIL TAX BAND E**

**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**

Mains gas, water and electricity are available. A gas boiler heats water filled panelled radiators as detailed. 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**

Fitted carpets are included in the proposed sale. All other items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, curtains and certain other items may be taken at a valuation to be agreed.

**VIEWING**

Strictly by prior appointment with agent.

## 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.

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).



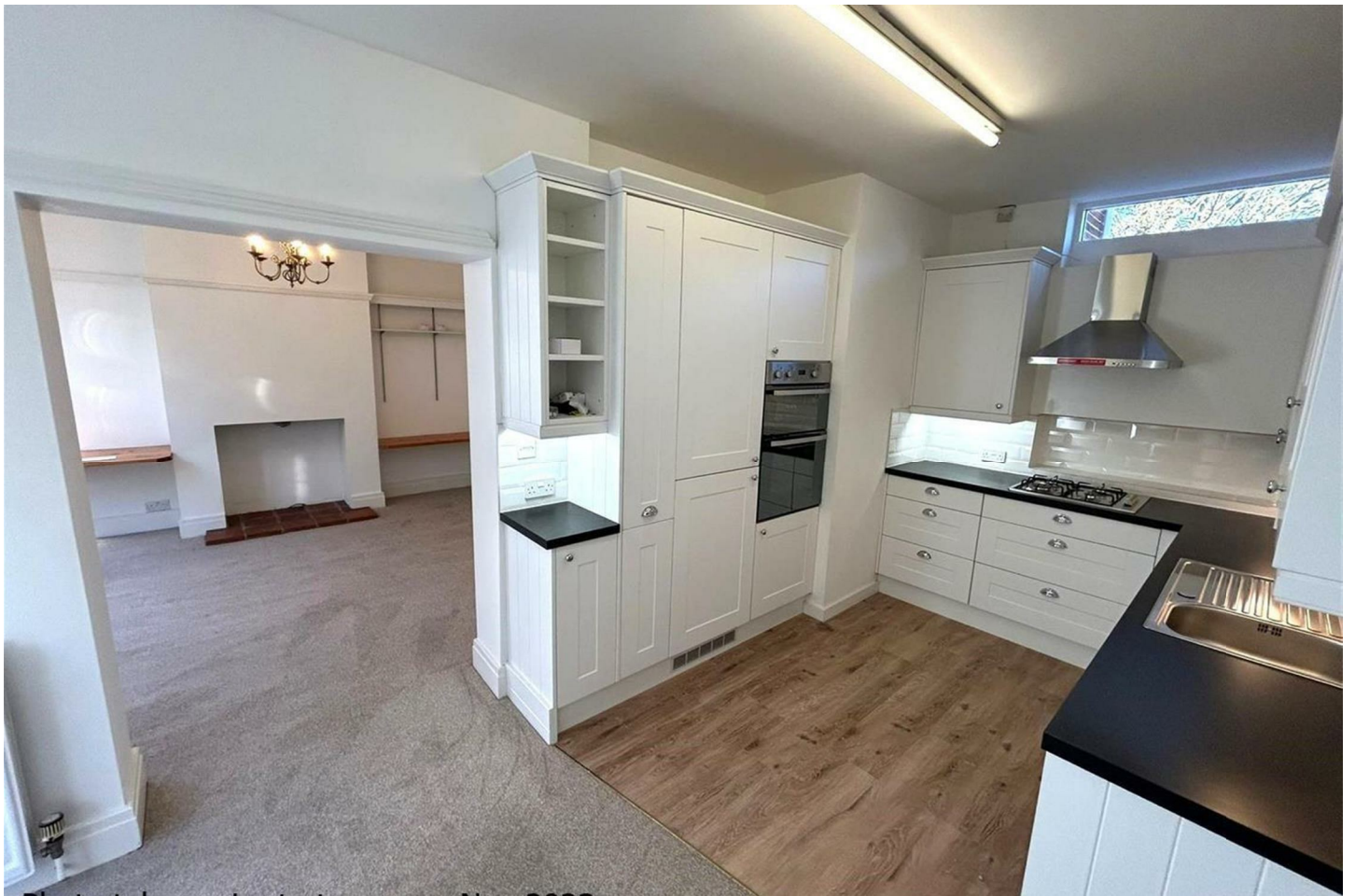


Photo taken prior to tenancy - Nov 2023



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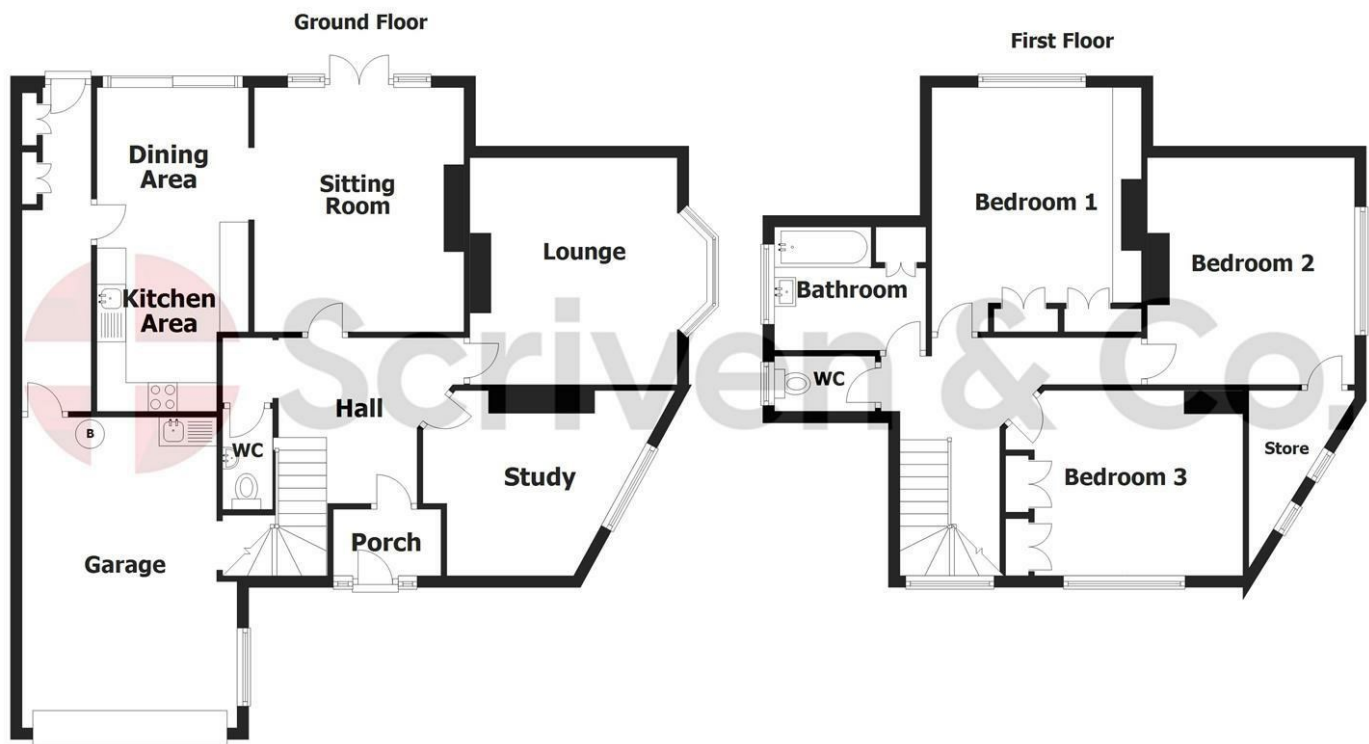












This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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

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

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