



1, Priory Road, Halesowen, B62 0BZ

Offers In The Region Of £525,000

- AN INDIVIDUAL DETACHED HOUSE WITH DELIGHTFUL EXTENSIVE REAR GARDENS
 - FOUR BEDROOMS
- TWO RECEPTION ROOMS (WITH POTENTIAL FOR THIRD) AND CONSERVATORY
 - SWEEPING DRIVEWAY
 - SOLAR PANELS TO ROOF
- CONVENIENT FOR A HOST OF AMENITIES
 - NO UPWARD CHAIN

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Situated in a sought after location convenient for a host of amenities is this individual detached house with delightful extensive rear garden. NO UPWARD CHAIN.

Accommodation comprising enclosed porch, reception hall, lounge, conservatory, downstairs WC, dining room, kitchen, large utility/potential reception room, landing, four bedrooms, shower room, garage, delightful extensive rear garden, outside stores, gas boiler serving radiators, double glazing to windows as detailed. Solar panels to the rear roof which are owned.

ENCLOSED PORCH (front)

Two double glazed windows, single glazed door, obscure double glazed door opening onto

RECEPTION HALL (inner)

Herringbone wood block wood floor finish, panel radiator, double glazed window to side, staircase leading off to first floor landing, door opening onto

DOWNSTAIRS WC (rear)

Tile effect floor finish, two obscure double glazed windows, panel radiator, WC with concealed flush, wash hand basin with vanity unit and mixer tap, hanging rail for coats.

LOUNGE (front) 4.23m x 5.16m

Electric fire with fire surround, double glazed window to front, two panel radiators, ornamental coving to ceiling, double glazed double doors opening onto

CONSERVATORY (rear) 3.46m x 4.06m

Two panel radiators, tiled floor finish, double glazed windows the majority with fitted blinds, double glazed double doors opening onto rear garden.

DINING ROOM (front/side) 4.20m x 3.63m (4.43m max into chimney recess)

Two double glazed windows to side, double glazed window to front, panel radiator, electric fire with fire surround, opening onto

KITCHEN (rear) 2.10m x 3.63m

Double glazed window, strip light to ceiling, panel radiator, base units with soft close cupboards and drawers, corner larder unit with pull out shelves, worktops with upstands, integrated appliance to include four ring Bosch electric induction hob, cooker hood above, Bosch oven, Bosch microwave, Bosch dishwasher and fridge, inset bowl and a half stainless steel sink with mixer tap, wall mounted store cupboards at high level, double glazed door onto

LARGE UTILITY/POTENTIAL RECEPTION ROOM (side/front/rear)

Double glazed window to front, strip light to ceiling, double glazed door onto rear garden, wall mounted Worcester gas boiler, plumbing for washing machine, panel radiator.

Staircase from ground floor reception hall leading to

HALF SPACE LANDING (front)

Obscure double glazed window, panel radiator, further steps to

CENTRAL LANDING (inner)

Doors off

BEDROOM ONE (front) 3.58m x 3.53m

Double glazed window, panel radiator, range of fitted wardrobes.

BEDROOM TWO (rear) 2.72m x 3.64m

Double glazed window, panel radiator, overbed storage,

BEDROOM THREE (rear) 4.25m x 2.53m

Double glazed window, panel radiator,

BEDROOM FOUR (front) 3.22m (4.24m) x 2.55m

Double glazed window, panel radiator,

SHOWER ROOM (front) 2.09m x 2.37m

Two obscure double glazed windows, heated towel rail, tiled floor finish, spotlights to ceiling, extractor, large shower enclosure with dual shower fitting, shower panels, WC with concealed flush, wash hand basin with mixer tap, vanity unit, walls tiled to full height.

REAR GARDEN

An impressive feature of the property is the delightful extensive rear garden. Patio area with circular raised bed. A decked path under pergola leads to a large shaped lawn. Borders stocked with a variety of shrubs, plants and trees. Three brick stores, outside tap, covered entry to utility. Potting shed and garden store.

COUNCIL TAX BAND F

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.

The agent routinely refers sellers (and buyers) to a Removals and Storage Company. It is the clients' or buyers' decision whether to choose to deal with the Removals and Storage Company. Should the client or a buyer decide to use the Removals and Storage Company the client or a buyer should know that the agent receives a referral fee to the value of £70 plus VAT 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.

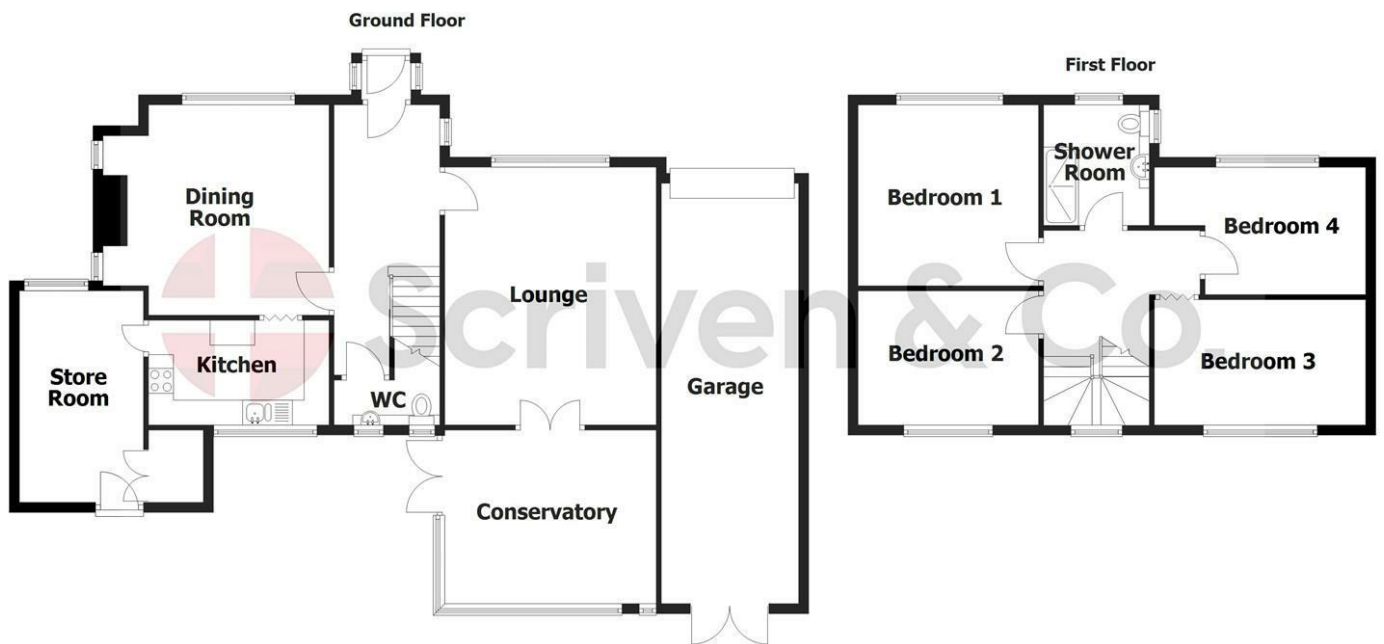
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any 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).











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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(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	

Property Reference: 18700384