



3, Eton Walk, Hagley, DY9 0PG

Offers In The Region Of £390,000

- SEMI DETACHED HOUSE WITH GARAGE CONVERSION
 - SITUATED ON POPULAR RESIDENTIAL ESTATE
- CONVENIENT FOR HAGLEY SCHOOLS, RECREATION GROUND & TRAIN STATION
 - WALKING DISTANCE OF HAGLEY VILLAGE (LESS THAN 0.5 MILES)
 - KITCHEN WITH BREAKFAST BAR
- GROUND FLOOR SHOWER ROOM & RE-FITTED FIRST FLOOR BATHROOM
- LARGE LIVING ROOM, PLAYROOM/POTENTIAL BEDROOM & CONSERVATORY WITH SOLID ROOF
 - THREE GOOD SIZED BEDROOMS
- GARDEN WITH DECKED AREA & LAWN HAVING SOUTHERLY ASPECT

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Situated on a popular estate convenient for Hagley schools and train station, within walking distance of Hagley village is this three bedroom semi-detached house with flexible accommodation having garage conversion, conservatory with solid roof and ground floor shower room.

Accommodation comprising - Enclosed porch, reception hall, ground floor shower room, garage conversion providing playroom/potential bedroom, living room, conservatory with solid roof, kitchen with breakfast bar, first floor landing, three bedrooms, re-fitted bathroom, rear garden having southerly aspect with decking onto lawn.

ENCLOSED PORCH (front/side) 1.13m x 2.68m
Composite front door, tiled floor finish, double glazed window to side, obscure double glazed window and double glazed door onto reception hall. Door opening onto

GROUND FLOOR SHOWER ROOM (side/rear) 1.13m x 3.00m
Recessed spotlights to ceiling, heated towel rail, tiled floor finish, obscure double glazed window to side, extractor, wash hand basin with vanity unit and mixer tap, tiled splashback, mirrored cabinet to wall, WC with push button flush, shower cubicle with dual shower fitting, walls to shower cubicle tiled to full height.

RECEPTION HALL (inner)
Panel radiator, staircase with hand rail leading to first floor landing.

GARAGE CONVERSION PROVIDING PLAYROOM/POTENTIAL BEDROOM FOUR (front) 4.66m x 2.17m
Double glazed bow window, panel radiator, wood effect floor finish.

LIVING ROOM (inner) 3.45m x 4.81m
Wood effect floor finish, gas fire with fire surround, coving to ceiling, panel radiator, sliding double glazed door onto

CONSERVATORY (WITH SOLID ROOF) (rear)
Two double glazed key light roof windows, obscure double glazed windows to side, double glazed windows and double glazed doors onto rear garden.

KITCHEN WITH BREAKFAST BAR (front) 5.13m (4.16m) x 2.32m
Double glazed window to front, panel radiator, tiled floor finish, spotlights to ceiling, range of base units with cupboards and drawers, worktops, breakfast bar, double oven, five ring gas burner, stainless steel cooker hood above, wall mounted store cupboards at high level some with glass doors and shelving having downlights, under cupboard lighting, plumbing for washing machine and dishwasher, bowl and a half single drainer stainless steel sink, space for fridge freezer (under stairs).

Staircase from ground floor reception hall leading to

FIRST FLOOR LANDING (inner)
Access to roof space, store cupboard over bulk head of staircase with gas boiler and shelving.

BEDROOM ONE (rear) 4.81m x 3.55m
Double glazed window, panel radiator, fitted wardrobes and bedside tables, dressing table.

BEDROOM TWO (front) 2.64m x 3.27m
Double glazed window, panel radiator.

BEDROOM THREE (front) 2.12m x 3.18m
Double glazed window, panel radiator.

REFITTED BATHROOM (side) 2.19m x 1.66m
Obscure double glazed window, pedestal wash hand basin with mixer tap, WC with push button flush, panel bath with shower over, extractor, recessed spotlights to ceiling, heated towel rail, three walls tiled to full height, cabinet to wall, shower curtain rail.

REAR GARDEN

The property benefits from a good sized rear garden with decked area onto lawn. Garden enclosed with fencing. Outside taps to front and rear, electric socket.

COUNCIL TAX BAND D

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.

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.

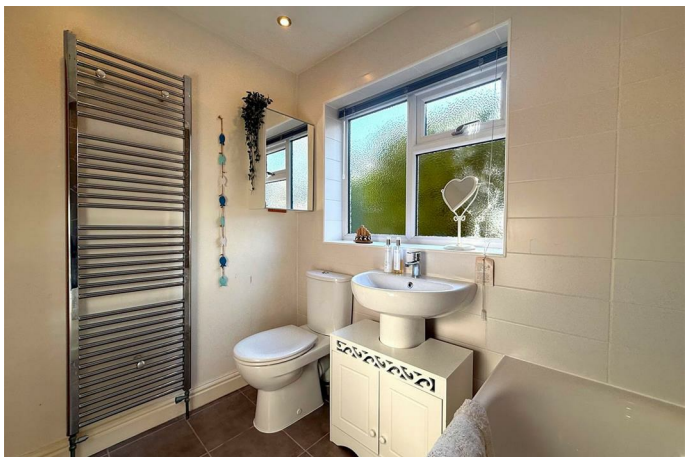
VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

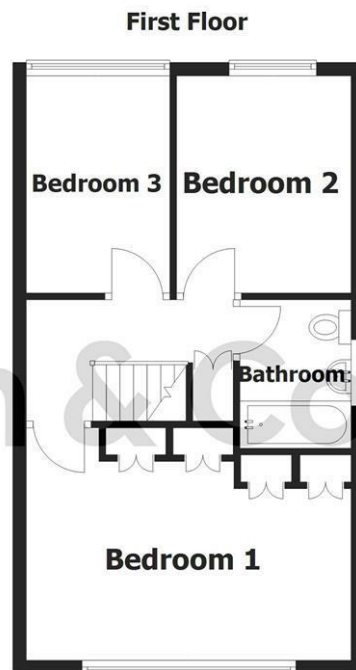
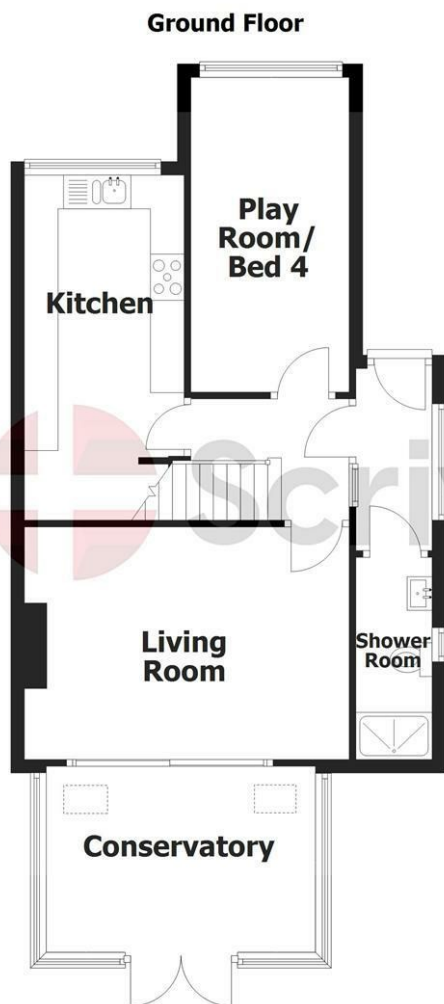
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any 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		83
(69-80) C	70	
(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: 18697013