



112, Woodbury Road, Halesowen, B62 9AQ

Offers In The Region Of £325,000

- TASTEFULLY PRESENTED LINK DETACHED HOUSE WITH OPEN ASPECT TO THE REAR
 - THREE GENEROUS BEDROOMS
 - THROUGH LOUNGE
 - DOWNSTAIRS WC AND UTILITY/LOBBY
 - WELL APPOINTED BATHROOM
- ENLARGED GARAGE AND BLOCK PAVED DRIVEWAY
- DELIGHTFUL LANDSCAPED LOW MAINTENANCE GARDEN

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A tastefully presented link detached house with three generous bedrooms and a delightful low maintenance landscaped garden having open aspect to rear.

Accommodation comprising enclosed porch, reception hall, through lounge, kitchen, utility/lobby, downstairs WC, landing, three generous bedrooms, well appointed bathroom, store cupboard, enlarged garage and block paved driveway, delightful low maintenance landscaped rear garden having open aspect, gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (front)

Double glazed front door and double glazed windows, tiled floor finish, double glazed door opening onto

RECEPTION HALL (inner)

Panel radiator, coving to ceiling, staircase off to first floor landing, multi panel single glazed door opening onto

THROUGH LOUNGE (front to rear) 3.80m (2.74m) x 7.34m

Two panel radiators, double glazed bow window to front, coving to ceiling, gas fire with fire surround, double glazed double doors onto rear garden. Multi panel single glazed door leading to

KITCHEN (rear) 3.02m x 3.18m (maximum overall measurements)

Double glazed window overlooking rear garden, tiled floor finish, kitchen fitted with a range of base units with cupboards and drawers, worktops, recessed spotlights to ceiling, single bowl single drainer stainless steel sink with mixer tap, plinth lighting, integrated dishwasher, 'Smeg' double oven, four ring gas hob, 'Hotpoint' cooker hood above, wall mounted store cupboards at high level, integrated fridge.

UTILITY/LOBBY AREA (rear)

Panel radiator, double glazed window and double glazed door onto rear garden, recessed spotlights to ceiling, worktop, plumbing for washing machine and space for condenser dryer, store cupboards at high level, door onto WC and double glazed door opening onto rear garden.

DOWNSTAIRS WC (inner)

Recessed spotlights to ceiling, wash hand basin with mixer tap, WC with push button flush, walls tiled to full height, mirrored corner cabinet, towel rail, tiled floor.

Staircase from reception hall leading to

FIRST FLOOR LANDING (inner/side)

Access to roof space, obscure double glazed window to side, coving to ceiling, store cupboard housing 'Ideal' gas boiler.

BEDROOM ONE (front) 3.23m plus recess x 4.22m

Double glazed window, coving to ceiling, panel radiator,

BEDROOM TWO (rear) 3.03m x 3.70m

Double glazed window, coving to ceiling, panel radiator,

BEDROOM THREE (front) 2.55m x 2.80m (maximum

measurements including bulk head of staircase)
Double glazed window, coving to ceiling, panel radiator.

WELL APPOINTED BATHROOM (rear) 2.08m x 1.67m

Obscure double glazed window, panel radiator/towel rail combi, WC, pedestal wash hand basin with mixer tap, roll top bath with claw feet and central mixer tap and shower attachment, mirrored cabinet to wall, downlighting,

ENLARGED GARAGE 6.34m x 2.43m max

Strip lights to ceiling, gas meter, electric meter,

REAR GARDEN

The property benefits from a delightful garden with raised patio area with steps down to curved block paved paths to top of garden, artificial grass, garden store to bottom of garden, stone chipped area, decking, open aspect to rear. Outside tap.

AGENTS NOTE - Please be advised that some items in the garden will be removed prior to completion. A full list of these items is available upon request.

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).

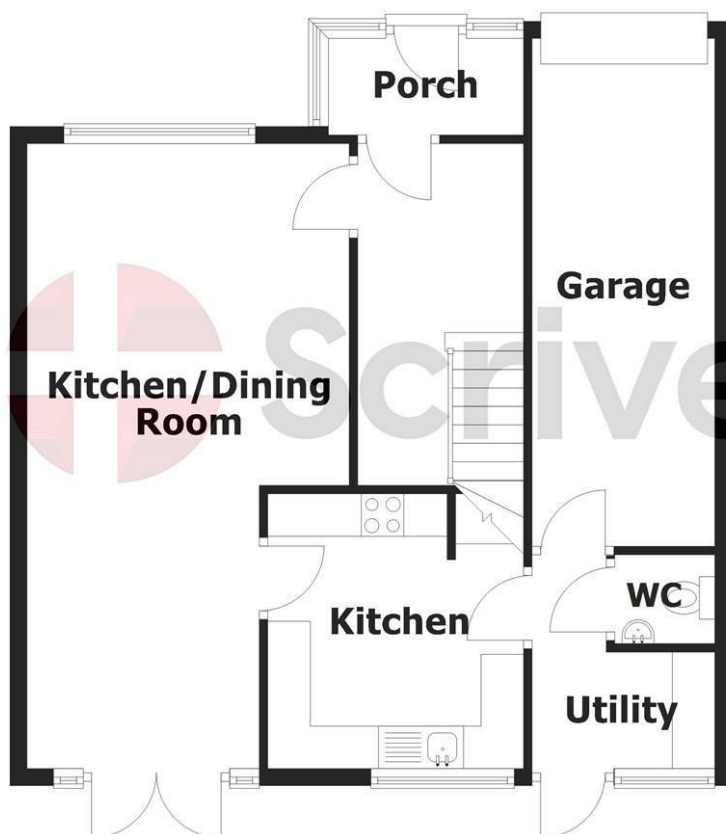








Ground Floor



First Floor



■ 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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: 18711228