



14, Eden Gardens, Rowley Regis, B65 8BF

### Offers In The Region Of £455,000

- MODERN DETACHED HOUSE PLANNED ON THREE FLOORS
  - EXTENSIVE ACCOMMODATION
  - SITUATED IN CUL-DE-SAC LOCATION
- FIVE BEDROOMS AND THREE BATHROOMS/SHOWER ROOMS
  - KITCHEN DINER, THROUGH LOUNGE AND DINING ROOM
  - GUEST WC AND UTILITY
- CONVENIENT FOR A HOST OF AMENITIES IN BLACKHEATH TOWN CENTRE
  - PRIVATE REAR GARDEN
- DETACHED DOUBLE GARAGE AND DRIVEWAY FOR TWO CARS
  - NO UPWARD CHAIN

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Situated in a cul-de-sac location is this modern tastefully presented five bedroom detached house planned on three floors with extensive accommodation and detached double garage. NO UPWARD CHAIN.

Accommodation comprising reception hall, understairs store cupboard, guest WC, dining room, through living room, kitchen diner, utility, landing, airing cupboard, three first floor bedrooms (one with en-suite shower room and dressing area), bathroom, second floor landing, two further bedrooms, shower room, gas boiler serving radiators, double glazing to windows as detailed, private rear garden with patio area and lawn, detached double garage and driveway.

#### RECEPTION HALL (inner/front)

Double glazed front door. Wood effect floor finish, panel radiator, coving to ceiling, staircase off to first floor landing, useful store cupboard opening off under stairs.

#### RE-FITTED GUEST WC (inner)

WC with push button flush, pedestal wash hand basin with vanity unit and mixer tap, heated towel rail, walls tiled to full height, extractor,

#### KITCHEN/DINER (rear) 5.06m x 3.84m

Double glazed double doors, two double glazed windows and two double glazed roof windows, panel radiator, range of base units with cupboards and drawers, worktops, recessed spotlights to ceiling, bowl and a half single drainer stainless steel sink with mixer tap, four ring gas hob, stainless steel cooker hood above, double oven, wall mounted store cupboards at high level, plinth heater, integrated appliances to include dishwasher and fridge freezer. Door opening onto

#### UTILITY (side) 1.64m x 1.87m

Tile effect floor finish, panel radiator, single bowl single drainer stainless steel sink with mixer tap, plumbing for washing machine, space for condenser dryer, wall mounted 'Ideal' gas boiler, worktops, tiled splash back, store cupboard at high level, obscure double glazed door opening onto rear garden.

#### DINING ROOM (front) 2.85m x 3.01m

Double glazed window to front, panel radiator, wood effect floor, coving to ceiling, double doors onto reception hall.

#### THROUGH LOUNGE (front to rear) 3.58m x 6.54m

Two panel radiators, double glazed window to front, double glazed double doors and double glazed windows onto rear garden, gas fire with fire surround, coving to ceiling,

Staircase from ground floor reception hall leading to

#### FIRST FLOOR LANDING (inner/front)

Double glazed window to front, panel radiator, store cupboard opening off housing hot water cylinder,

#### BATHROOM (rear) 1.99m x 2.32m

Tiled floor finish, panel radiator, panel bath with mixer tap, shower attachment, pedestal wash hand basin with mixer tap, WC with push button flush, shaver point, obscure

double glazed window, extractor, walls tiled to half wall height,

BEDROOM THREE (rear) 3.07m x 3.11m plus wardrobe  
Double glazed window, panel radiator,

BEDROOM FOUR (front) 2.73m plus wardrobe x 3.08m  
Double glazed window, panel radiator, fitted wardrobe,

MAIN BEDROOM WITH DRESSING AREA (front to rear)  
3.94m x 3.66m plus 2.55m x 2.02m max

Two panel radiators, double glazed windows to front and rear, fitted wardrobe to dressing area, door opening onto

#### EN-SUITE SHOWER ROOM (rear) 1.17m x 2.50m

Obscure double glazed window, WC with push button flush, extractor, tiled floor finish, panel radiator, pedestal wash hand basin with mixer tap, walls tiled to approximately half wall height, shaver point, shower cubicle, walls to shower cubicle tiled to full height,

Staircase from first floor landing leading to

#### SECOND FLOOR LANDING (inner)

Access to roof space, storage into eaves, panel radiator, double glazed roof window, doors off,

#### BEDROOM FIVE (front) 3.55m x 2.24m (1.50m)

Double glazed window, panel radiator, storage into eaves,

#### SHOWER ROOM (rear)

Double glazed 'Velux' roof window, panel radiator, tiled floor finish, pedestal wash hand basin with mixer tap, WC with push button flush, shower cubicle, walls to shower cubicle tiled to full height, further walls tiled to approximately half wall height,

#### BEDROOM TWO (front to rear) 3.80m x 3.56m

Storage into eaves, fitted wardrobes, panel radiator, double glazed window to front, double glazed roof window,

#### REAR GARDEN

The property benefits from an attractive rear garden with shaped lawn and patio area, side pedestrian gate.

#### DETACHED DOUBLE GARAGE (not measured)

Two parking spaces in front of garage.

#### COUNCIL TAX BAND E (Sandwell)

#### 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.

#### 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>

#### 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.

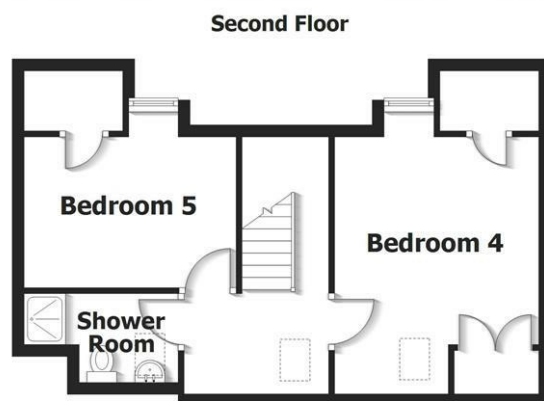
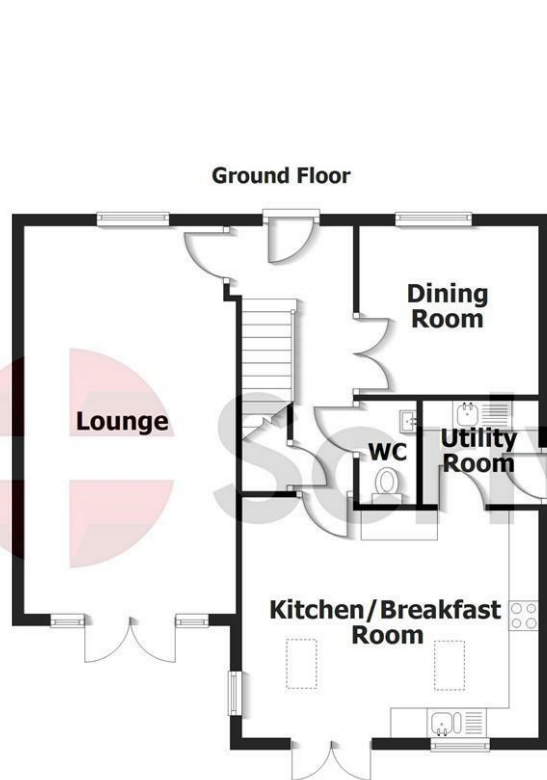
**Misrepresentation Act 1967** : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 79      | 83        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Property Reference: 18660858