



28, Links View, Halesowen, B62 8SS

**Offers In The Region Of £625,000**

- EXTENDED DETACHED HOUSE WITH EXTENSIVE FLEXIBLE ACCOMMODATION
- SITUATED ON THE POPULAR ABBEYFIELDS ESTATE OCCUPYING A CORNER POSITION
  - KITCHEN/DINER, L-SHAPED LIVING ROOM, SITTING ROOM AND PLAY ROOM
  - FIVE DOUBLE BEDROOMS (ONE WITH EN-SUITE SHOWER/WET ROOM)
- DOWNSTAIRS WC AND FIRST FLOOR BATHROOM WITH SHOWER CUBICLE
  - DOUBLE GARAGE AND BLOCK PAVED DRIVEWAY
  - REAR/SIDE GARDENS
- ACCESS FROM LINKS VIEW TO 'LEASOWES PARK'

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Situated on the sought after Abbeyfields Estate occupying corner position is this much improved, extended and re-planned five bedroom detached house with flexible accommodation and double garage.

Accommodation comprising - entrance hall, downstairs WC, walk in store cupboard, L-shaped lounge, kitchen diner, playroom/potential ground floor bedroom, sitting room, landing, five bedrooms (bedroom one with en-suite shower/wet room), well appointed bathroom with shower cubicle, gas boiler serving radiators, double glazing to windows as detailed. Double garage. Rear/side gardens with patio onto lawn and storage.

#### ENTRANCE HALL (inner/side)

Obscure double glazed front door and obscure double glazed window to side, panel radiator, recessed spotlights to ceiling.

#### WALK IN STORE CUPBOARD (inner)

#### DOWNSTAIRS WC (front)

Obscure double glazed window, wash hand basin with mixer tap, vanity unit, WC with push button flush, panel radiator, extractor, recessed spotlights to ceiling, ornamental coving.

#### L-SHAPED LOUNGE (side/rear) 2.97m x 3.10m plus 5.54m x 3.62m (maximum measurements including staircase)

Two panel radiators, two double glazed double doors onto rear garden, double glazed window to side, ornamental ceiling rose and ornamental coving to ceiling. Staircase leading to first floor accommodation.

#### KITCHEN DINER (side) 3.57m x 5.68m

Recessed spotlights to ceiling, panel radiator, ornamental coving to ceiling, kitchen fitted with a range of base units with cupboards and drawers, worktops with tiled splashbacks, wall mounted store cupboards at high level, space for 'rangemaster' style cooker, stainless steel splashback, stainless steel cooker hood above, bowl and a half single drainer stainless steel sink with mixer tap, integrated AEG dishwasher, space for fridge freezer. Single glazed double doors opening onto sitting room and single glazed door opening onto playroom.

#### SITTING ROOM (rear/side) 2.94m x 3.59m

Panel radiator, double glazed double doors onto rear garden, recessed spotlights to ceiling, coving to ceiling, two double glazed windows to side.

#### PLAYROOM/POTENTIAL GROUND FLOOR BEDROOM (front)

Double glazed door to front, panel radiator, recessed spotlights to ceiling, coving to ceiling, door opening onto garage.

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

Obscure double glazed window to side, ornamental ceiling rose, coving to ceiling.

AGENTS NOTE – The landing area is large and doors could be moved and the area partitioned to create an

additional bedroom or study subject to building regulation approval.

#### BEDROOM ONE (front) 3.34m x 3.67m

Double glazed window, panel radiator, ornamental coving to ceiling, ornamental ceiling rose.

#### EN-SUITE SHOWER/WET ROOM (side) 2.85m x 1.99m (maximum measurements including store)

Obscure double glazed window, spotlights to ceiling, WC with push button flush, wash hand basin with mixer tap, panel radiator, wall mounted mirrored cabinet, walls tiled to full height, access to roof space, store cupboard with bulk head over stairs with shelving.

#### BEDROOM THREE (front) 3.68m x 2.95m

Double glazed window, panel radiator, ornamental ceiling rose, coving to ceiling, recessed spotlights to ceiling.

#### BEDROOM TWO (rear) 2.89m x 3.63m

Double glazed window, panel radiator, coving to ceiling, recessed spotlights to ceiling.

#### BEDROOM FOUR (rear) 2.93m x 2.65m

Double glazed window, panel radiator, coving to ceiling, recessed spotlights to ceiling.

#### BEDROOM FIVE (front) 3.69m x 2.12m

Double glazed window, panel radiator.

#### BATHROOM WITH SHOWER CUBICLE 2.54m x 2.65m

Obscure double glazed window, recessed spotlights to ceiling, ornamental coving to ceiling, panel radiator, towel rail, shower cubicle with electric shower, bath, wash hand basin with mixer tap, vanity unit, wall mounted mirrored cabinet.

#### REAR GARDEN

The property benefits from a private rear garden with patio area onto lawn. There is a side paved area with storage, outside tap and electric sockets.

#### DOUBLE GARAGE 5.01m x 4.95m

AGENTS NOTE – The double garage is currently set up to have part utility area.

Double glazed window, tiled floor finish, base unit with worktop, bowl and a half stainless steel sink with mixer tap, cupboards at high level. Plumbing for washing machine. Electric garage door.

#### COUNCIL TAX BAND F (Dudley)

#### 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>

## VIEWING

By appointment with Scriven & Co. Residential Sales Department on 0121-422-4011 (option 1).

### 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).

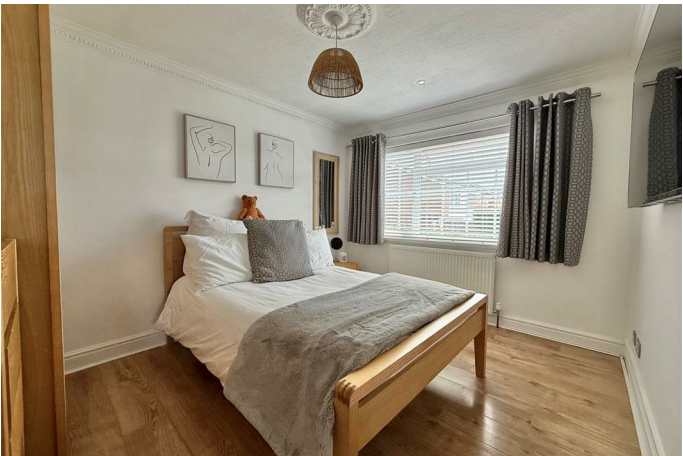








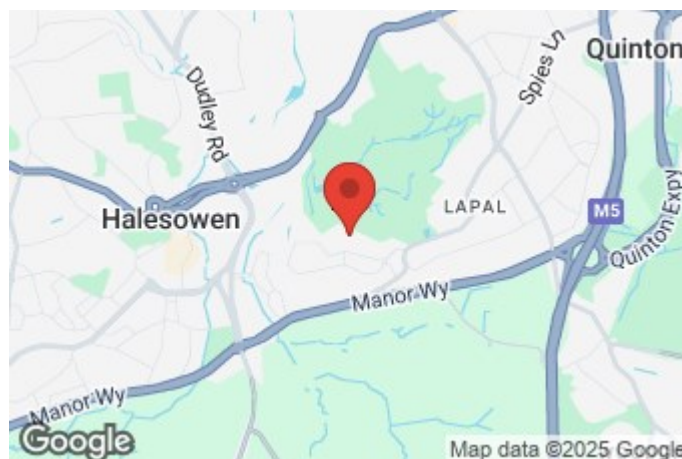
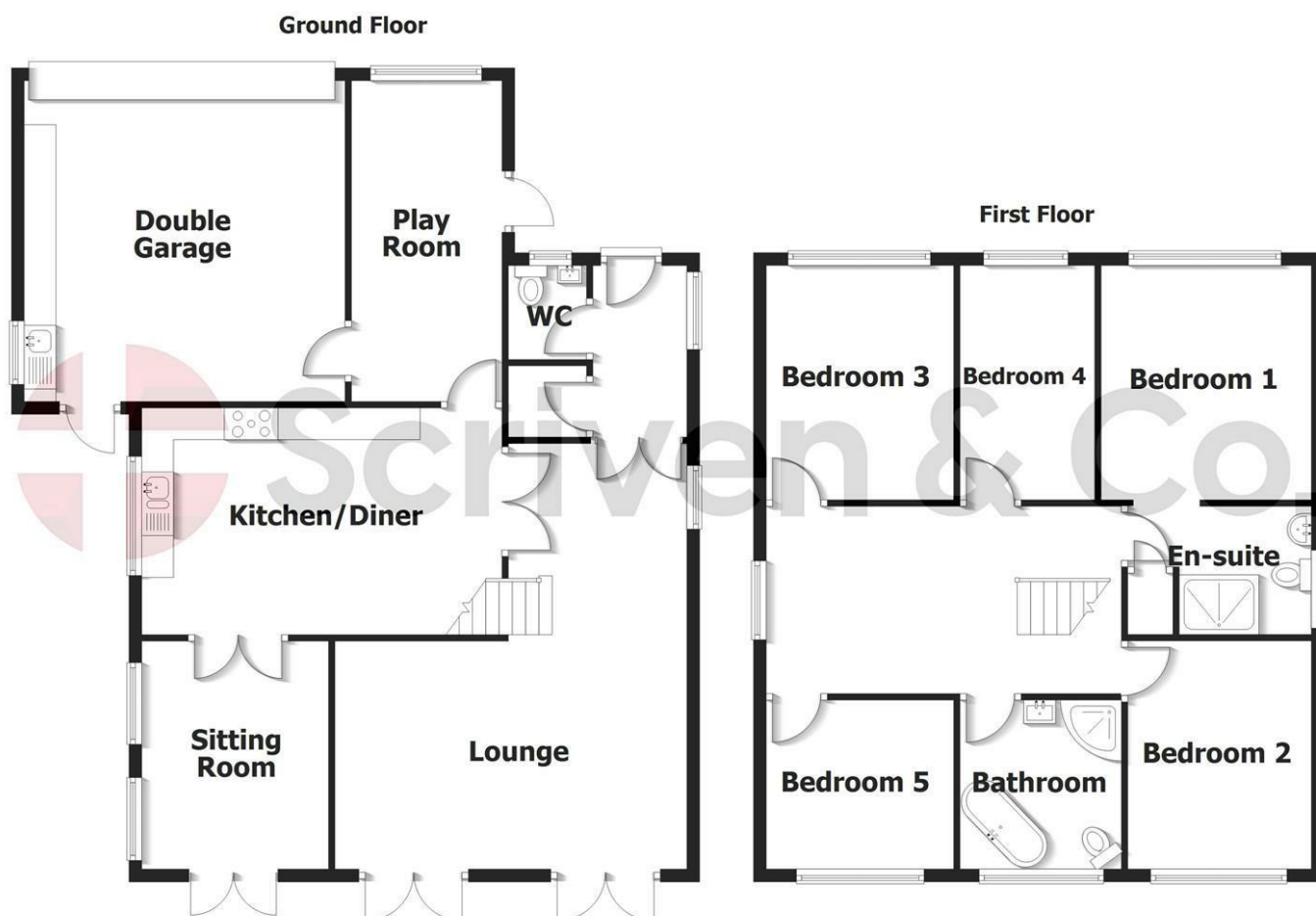












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- Regulated By RICS

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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property Reference: 18718491