



37, Frankley Avenue, Halesowen, B62 0EA

### Offers In The Region Of £325,000

- A WELL PROPORTIONED SEMI DETACHED HOUSE
- IN NEED OF MODERNISATION BUT HAS POTENTIAL
- THREE GOOD SIZED BEDROOMS & SHOWER ROOM
  - TWO RECEPTION ROOMS
  - DOWNSTAIRS W.C & UTILITY SPACE
- SIDE GARAGE & ADDITIONAL BRICK BUILT GARAGE WITH PITCHED ROOF TO REAR
  - GOOD SIZED GARDEN
  - NO UPWARD CHAIN

All Buildings Great & Small



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Situated in a popular location convenient for a host of amenities is this semi-detached house with three good sized bedrooms. The property benefits from a side garage and additional garage with pitched roof to rear.

Accommodation comprising: Enclosed porch, reception hall, dining room, lounge, kitchen, lobby, downstairs w.c., store, utility, landing, three good sized bedrooms, shower room, separate w.c., side garage, rear garage, rear garden, gas boiler serving radiators, double glazing to windows as detailed.

#### ENCLOSED PORCH (FRONT)

Double glazed sliding front door, tiled floor finish, front door with circular glass panel opening onto:

RECEPTION HALL (INNER) 1.81m x 4.79m (maximum measurements including staircase)

Obscure single glazed window onto enclosed porch, panel radiator, staircase with handrail leading off to first floor landing.

DINING ROOM (FRONT) 3.34m x 4.66m (maximum into bay)

Double glazed bay window, panel radiator, strip light to ceiling.

LOUNGE (REAR) 3.31m (max) x 4.75m (max into bay)

Wall mounted gas fire, double glazed door, double glazed bay window, panel radiator.

KITCHEN (REAR) 2.47m x 2.77m plus pantry (under stairs)

Double glazed window overlooking garden, strip light to ceiling, base units with cupboard and drawers, worktops, single bowl, single drainer stainless steel sink with mixer tap, panel radiator, space for cooker, wall mounted store cupboards at high level, plumbing for dishwasher, splashbacks to work surfaces.

PANTRY (located under stairs)

Space for fridge, shelving, strip light to ceiling, door from kitchen opening onto:

LOBBY AREA (INNER)

Door onto w.c. and door onto store.

W.C. (REAR)

Double glazed window, w.c. with high level flush, water meter.

UTILITY AREA (SIDE)

Double glazed door onto rear garden, obscure double-glazed window onto side, single bowl, single drainer sink, plumbing for washing machine, space for fridge/freezer, glass panelled bi-fold doors onto garage.

Staircase from ground floor reception hall leading off to:

FIRST FLOOR LANDING (INNER)

Obscure double-glazed window to side, wall mounted "Worcester" gas boiler and access to roof space with pull down ladder.

BEDROOM 1 (FRONT) 4.81m (max) x 3.35m  
Panel radiator, double glazed bay window.

BEDROOM 2 (REAR) 4.89m (max into bay) x 3.30m  
Double glazed bay window, panel radiator, fitted wardrobes, storage into bay.

BEDROOM 3 (REAR) 3.41m x 2.79m

Double glazed window with secondary glazing, panel radiator, fitted wardrobe with sliding door.

SHOWER ROOM (FRONT) 1.77m x 1.71m

Obscure double glazed to front, panel radiator, towel rail, pedestal wash hand basin with hot and cold tap, walk in shower cubicle, shower screen, mirror cabinet to wall, walls tiled to full height, front w.c. with low level flush, obscure double-glazed window.

REAR GARDEN

Patio area, shaped lawn, borders stocked with a variety of shrubs, plants and trees, gate giving access to shared driveway

GARAGE (FRONT/SIDE) 4.66m to door x 2.88m (2.96m)

Strip light to ceiling, single glazed window to side.

BRICK BUILT GARAGE/WORKSHOP WITH PITCHED ROOF - Accessed via shared driveway to the side of the property.

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 Warren's removals and storage. It is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 from them for recommending a client or buyer to them.

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).

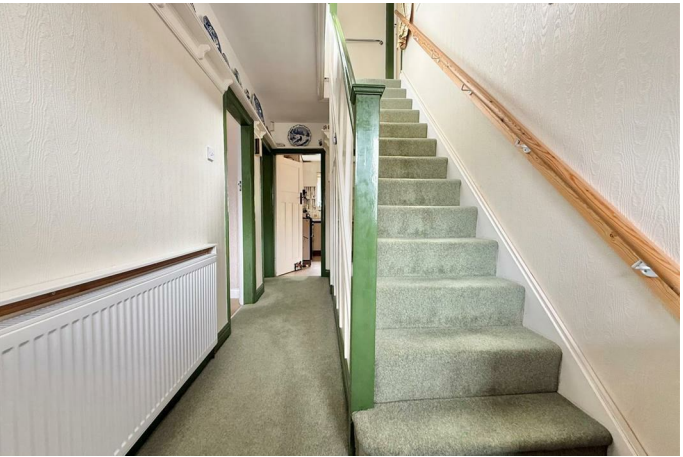








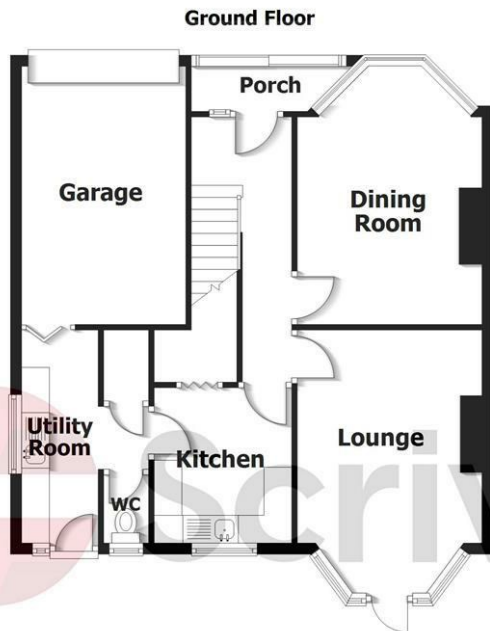












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- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Reference: 18724819