



Brackenfield, Leasowes Lane, Halesowen, B62 8QE

Offers In The Region Of £995,000

- AN IMPRESSIVE EXTENDED DETACHED HOUSE WITH FLEXIBLE EXTENSIVE ACCOMMODATION
- SITUATED IN A SOUGHT AFTER LOCATION ADJOINING LEASOWES PARK AND HALESOWEN GOLF CLUB AND WITHIN WALKING DISTANCE OF SHOPS AND BUS ROUTES.
 - SIX BEDROOMS WITH FURTHER POTENTIAL
 - WELCOMING RECEPTION HALL, DOWNSTAIRS W.C AND UTILITY
- KITCHEN/LIVING/DINING ROOM WITH BI FOLD DOORS ONTO GARDEN, LOUNGE OPENING ONTO DINING ROOM
 - LARGE PRIVATE REAR GARDEN WITH DECKED AREA. HOT TUB AND SEATING AREA WITH HEATERS
 - DOUBLE GARAGE AND LARGE SECURE DRIVEWAY SET BACK BEHIND ELECTRIC GATE

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Hidden away in one of the most sought-after roads in Halesowen, this impressive extended six bedroom detached house offers extensive flexible accommodation and features electric entrance gate, a large driveway with ample parking for several cars, a double garage and benefits from a large private rear garden with decked area and lawn.

Accommodation comprising storm porch, reception hall, rear hall, store cupboard, downstairs WC, lounge opening onto dining room, kitchen/dining/living area, utility, walk in store, first floor landing, six bedrooms (bedroom one with dressing area/fitted wardrobes and en-suite, bathroom with shower cubicle), and house shower room. Second floor landing, loft room (presently used as a home office) and eaves storage. Private rear garden with decked area and lawn. Double garage. Gas boiler serving radiators, double glazing to windows as detailed.

STORM PORCH (front)

Front door with leaded light panel opening onto reception hall.

RECEPTION HALL (inner)

Two obscure double glazed windows, panel radiator with radiator cover, original oak floor, staircase off to first floor landing.

REAR HALL (rear)

Double glazed double doors, original oak floor, understairs store cupboard,

DOWNSTAIRS WC (inner)

WC with high level flush, pedestal wash hand basin with hot and cold tap, towel holder, toilet roll holder, extractor, recessed spotlight to ceiling,

DINING ROOM (front) 3.82m max into bay x 3.80m max

Double glazed window to side, double glazed bay window, panel radiator, picture rail, original oak floor finish, fire place, single glazed double doors opening onto lounge.

LOUNGE (rear) 3.80m (3.45m) x 6.07m

Two panel radiators, double glazed window to side and double glazed window overlooking rear garden, coving to ceiling, picture rail, log burner, wall lights,

KITCHEN/DINING/LIVING ROOM (front to rear) 3.51m x 10.30m maximum measurements overall.

COMPRISING KITCHEN/DINING AREA AND SITTING AREA

KITCHEN/ DINING AREA (rear/inner)

Double glazed window to front, double glazed bi-fold doors onto rear garden, ornamental coving to ceiling, recessed spotlights to ceiling, central island/breakfast bar with resin worktop and storage, further island with oak worktop and storage. There is a range of base units with cupboards and drawers and worktops, ceramic sink with mixer tap, engineered oak flooring throughout, American style fridge freezer, wine rack, integrated dishwasher, "Rangemaster" six burner cooker, extractor above, larder unit, wine chiller,

SITTING AREA (front)

Panel radiator, double glazed window, built in window seat with storage.

UTILITY AREA (side) 2.40m x 1.72m plus door recess.

Strip light to ceiling, panel radiator, tiled floor, walk in store cupboard, single bowl single drainer stainless steel sink with hot and cold tap, worktop, plumbing for washing machine, space for condenser dryer, doors opening onto rear garden and double garage.

Staircase with glazed panels from ground floor reception hall leading to first floor accommodation.

LANDING AREA (inner)

Walk in store cupboard,

BEDROOM ONE (front) 3.55m x 4.54m

Double glazed window, panel radiator, feature fireplace, step down into dressing area.

DRESSING AREA/FITTED WARDROBES (inner)

Recessed spotlights to ceiling, fitted wardrobes, door opening onto en-suite.

EN-SUITE BATHROOM WITH SHOWER CUBICLE (front) (Restricted ceiling height in places)

Double glazed window to front, bath with mixer tap, shower cubicle, WC with push button flush, bidet with mixer tap, panel radiator, wash hand basin with vanity unit and mixer tap, recessed spotlights to ceiling, wall mounted Dimplex heater, shower cubicle tiled to full height,

BEDROOM FOUR (rear) 3.56m x 3.05m

Double glazed window, panel radiator, fitted wardrobes and drawer unit,

BEDROOM FIVE 2.56m x 4.03m max (3.08m taken from 1.50m in height)

Currently used as gym. Obscure double glazed window, recessed spotlights to ceiling, fitted store cupboard,

LANDING AREA (inner)

BEDROOM TWO (Rear) 3.90m x 3.73m

Fitted wardrobe, double glazed window, panel radiator,

BEDROOM THREE (front) 4.02m max into bay x 3.56m

Panel radiator with radiator cover, double glazed bay window, fitted wardrobes

BEDROOM SIX (front) 2.88m x 1.93m

Double glazed window, panel radiator,

HOUSE SHOWER ROOM (rear) 1.83m x 1.91m

Obscure double glazed window, heated towel rail, tiled floor finish, walls tiled to full height, shower cubicle, wall mounted Dimplex heater, shower cubicle tiled to full height, wash hand basin with vanity unit, mirror to wall, heated towel rail,

Staircase with glazed panels leading to second floor accommodation.

SECOND FLOOR GALLERIED LANDING (inner)

Two double glazed velux roof windows, door opening onto

LOFT ROOM/POTENTIAL BEDROOM SEVEN 3.56m x 3.29m plus storage into eaves,

Two double glazed velux roof windows, two double glazed windows to front,

AGENTS NOTE – The room is currently used as a home office. The loft conversion was completed many years ago and has no completion certificate therefore this room cannot be described as habitable room.

LOFT/EAVES STORAGE (inner)

DOUBLE GARAGE 5.26m x 4.68m

Electric garage door.

PRIVATE REAR GARDEN

The property benefits from a large, extremely private rear garden with covered, seating area and decking with hot tub area leading to large lawn. Outside tap, lighting, gate giving access to side front garden.

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.

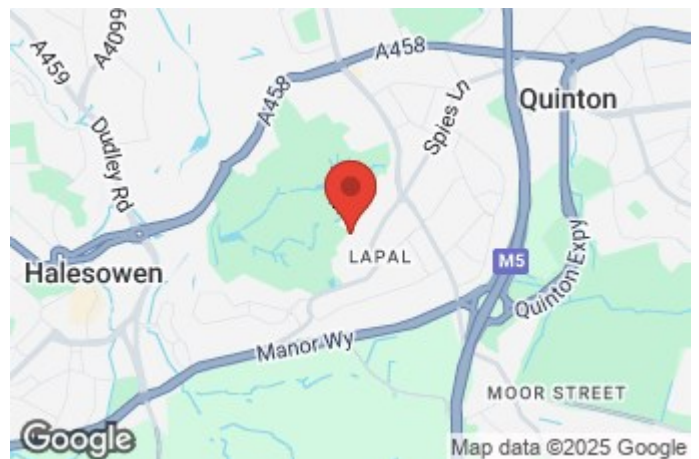
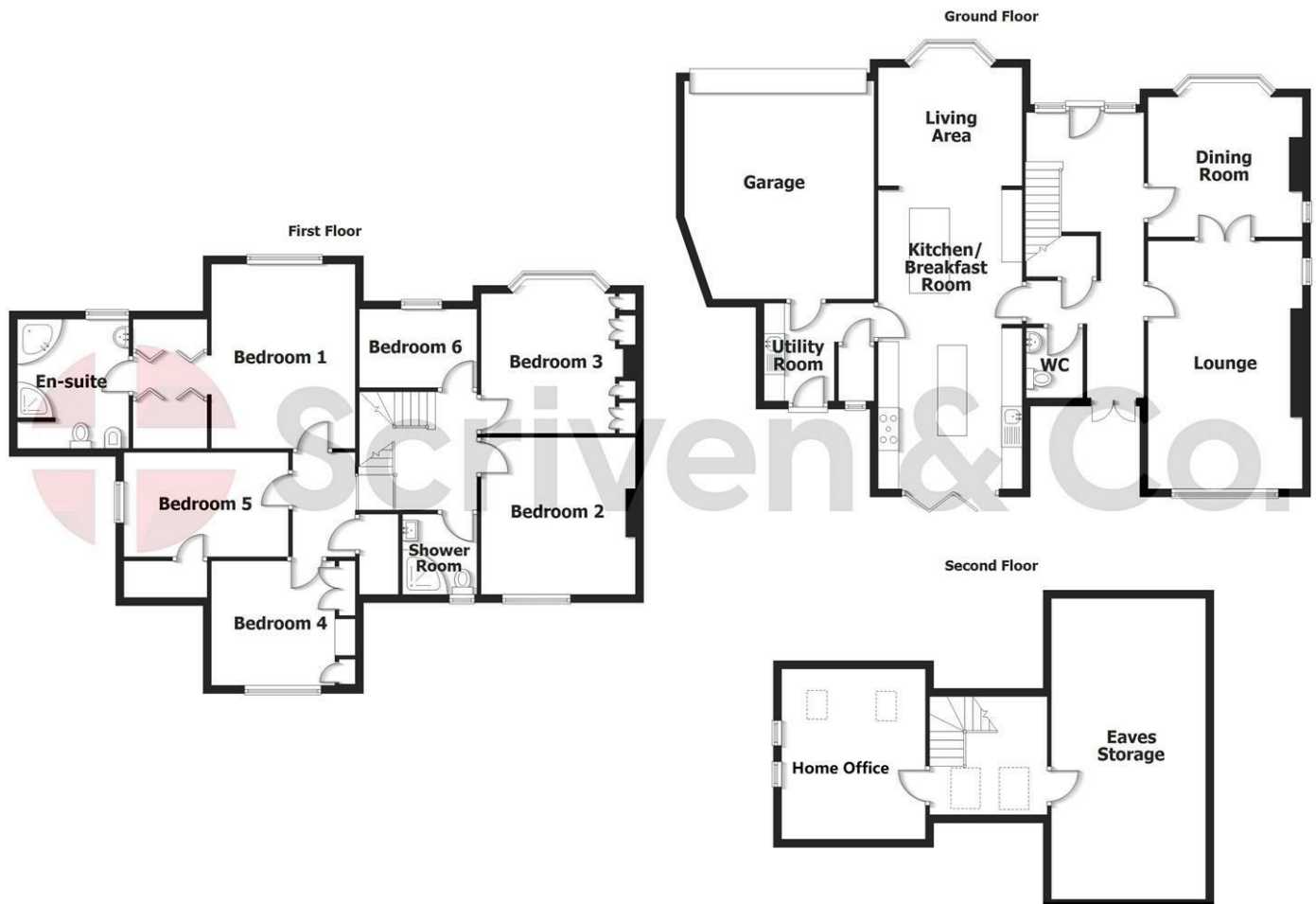
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Property Reference: 18733944