



20, Western Avenue, Halesowen, B62 8QH

Offers In The Region Of £980,000

- EXTENDED DETACHED FAMILY HOME WITH EXTENSIVE ACCOMMODATION
 - SITUATED IN A SOUGHT AFTER LOCATION
- LARGE REAR GARDEN WITH VIEWS TOWARDS THE LEASOWES AND GOLF COURSE
 - FIVE DOUBLE BEDROOMS
- DOWNSTAIRS WC, HOUSE BATHROOM AND TWO EN-SUITES
 - FOUR RECEPTION ROOMS
 - DOUBLE GARAGE

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Situated in a sought after location is this extended five bedroom family home with extensive accommodation and large rear garden with views towards The Leasowes, golf course and neighbouring districts. The property is in need of some modernisation in places but has potential.

Accommodation comprising enclosed porch, reception hall, sunken cloakroom, downstairs WC, through lounge, dining room, sitting room/study, kitchen/diner, lobby, utility, family room, landing, five bedrooms (bedroom one with en-suite and dressing room, guest bedroom with en-suite), bathroom, WC, double garage, extensive garden, double glazing to windows, gas boiler serving radiators.

ENCLOSED PORCH (front)

Two obscure double glazed windows, coving to ceiling, obscure multi panel glazed door opening onto reception hall.

RECEPTION HALL (inner)

Panel radiator, coving to ceiling, staircase with handrail off to first floor landing.

SUNKEN CLOAKROOM (front)

Steps down, coat hooks to wall, circular obscure double glazed window, shelving.

DOWNSTAIRS WC (front)

Obscure double glazed window, tiled floor finish, panel radiator, towel holder, wash hand basin with hot and cold tap, WC with low level flush, shaver point, walls tiled to full height.

THROUGH LOUNGE (front to rear) 3.62m x 6.59m to door

Two panel radiators, double glazed window to front, double glazed window and double glazed doors opening onto rear garden. Open fire, single glazed door opening onto dining room.

DINING ROOM (rear) 3.75m x 4.12m max into bay

Double glazed bay window, panel radiator, open fire, coving to ceiling, ceiling rose,

SITTING ROOM (front) 4.43m x 3.63m

Double glazed window to front, panel radiator, coving to ceiling,

KITCHEN/DINER (rear) 5.46m x 3.47m plus door recess

Tiled floor finish, two panel radiators, double glazed window overlooking rear garden, recessed spotlights to ceiling, range of base units with cupboards and drawers, worktops, inset bowl and a half sink with mixer tap, four ring "Siemens" electric hob, splashback, stainless steel cooker hood above, "Siemens" double oven and warming drawer, "Siemens" integrated microwave, "Bosch" dishwasher, integrated fridge, integrated freezer, display cabinet, larder unit with pull out shelves, wall mounted store cupboards at high level, single glazed door opening onto lobby area.

LOBBY

Tiled floor finish, panel radiator, store cupboard. Door onto rear garden.

UTILITY (Inner) 2.99m x 2.34m max (1.73m)

Panel radiator, tiled floor finish, "Worcester" gas boiler, single bowl single drainer stainless steel sink with mixer tap, plumbing for washing machine, space for condenser dryer, wall mounted store cupboards at high level, tall cupboard with sliding door.

FAMILY ROOM (rear) 2.57m x 5.76m (4.82m)

Two panel radiators, double glazed windows overlooking rear garden, double glazed sliding door onto rear garden, coving to ceiling, wall mounted fire, wall lights.

Staircase from ground floor reception hall with obscure double glazed window to front leading to first floor accommodation.

CENTRAL LANDING (inner)

Panel radiator, coving to ceiling, access to roof space,

BEDROOM ONE (rear) 4.41m x 5.50m

Double glazed window, panel radiator, coving to ceiling, door opening onto

EN-SUITE BATHROOM WITH SHOWER CUBICLE (front) 2.83m x 2.71m plus recess

Obscure double glazed window, panel radiator, corner bath with mixer tap, shower attachment, wash hand basin with vanity unit and mixer tap, bidet, WC with concealed flush, storage units with down lighting, mirrors, shower enclosure with multi point shower, shower attachment, cubicle tiled to full height, walls in en-suite tiled to full height.

DRESSING ROOM (front) 2.86m x 4.12m

Double glazed window, fitted wardrobes to ceiling, panel radiator and linen room,

GUEST BEDROOM (rear) 3.94m x 3.64m

Double glazed window, panel radiator, coving to ceiling, door opening onto

REFITTED EN-SUITE SHOWER ROOM (front) 1.19m x 3.61m max into shower cubicle

Walls tiled to full height, tiled floor finish, panel radiator, WC with concealed flush, toilet roll holder, wash hand basin with mixer tap, storage cupboards,

BEDROOM THREE (rear) 3.87m (4.23m) x 3.62m

Two double glazed windows, panel radiator, coving to ceiling, range of fitted wardrobes, further storage,

BEDROOM FOUR (rear) 3.50m x 3.35m

Double glazed window, panel radiator, range of fitted wardrobes, dressing table, overbed storage.

BEDROOM FIVE (front) 2.41m x 3.02m

Three double glazed windows, panel radiator, fitted wardrobes,

WC (front)

Obscure double glazed window, panel radiator, walls tiled to full height, recessed spotlights to ceiling,

BATHROOM (front) 2.81 x 2.34m

Obscure double glazed window, panel bath with mixer tap and shower attachment, wash hand basin with mixer tap, vanity unit, storage cupboards at high level, downlighting, mirror to wall, shower cubicle, walls tiled to full height, towel rail.

REAR GARDEN

The property enjoys the benefit of an extensive rear garden with raised patio area with steps down to large lawn. Views over golf course and The Leasowes.

DOUBLE GARAGE 4.89m x 7.20m to door

COUNCIL TAX BAND G (Dudley)

AGENTS NOTES:

The vendor has advised that the property is approached via a shared driveway which serves four properties, including 20 Western Avenue. Each home owner contributes to the maintenance of the shared driveway. Further details available upon request.

The vendor has advised there is a brook and public right of way located within her property boundary (behind the rear garden fence). The public right of way runs from Shenstone Avenue to Leasowes Lane. Further details are available upon request.

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.

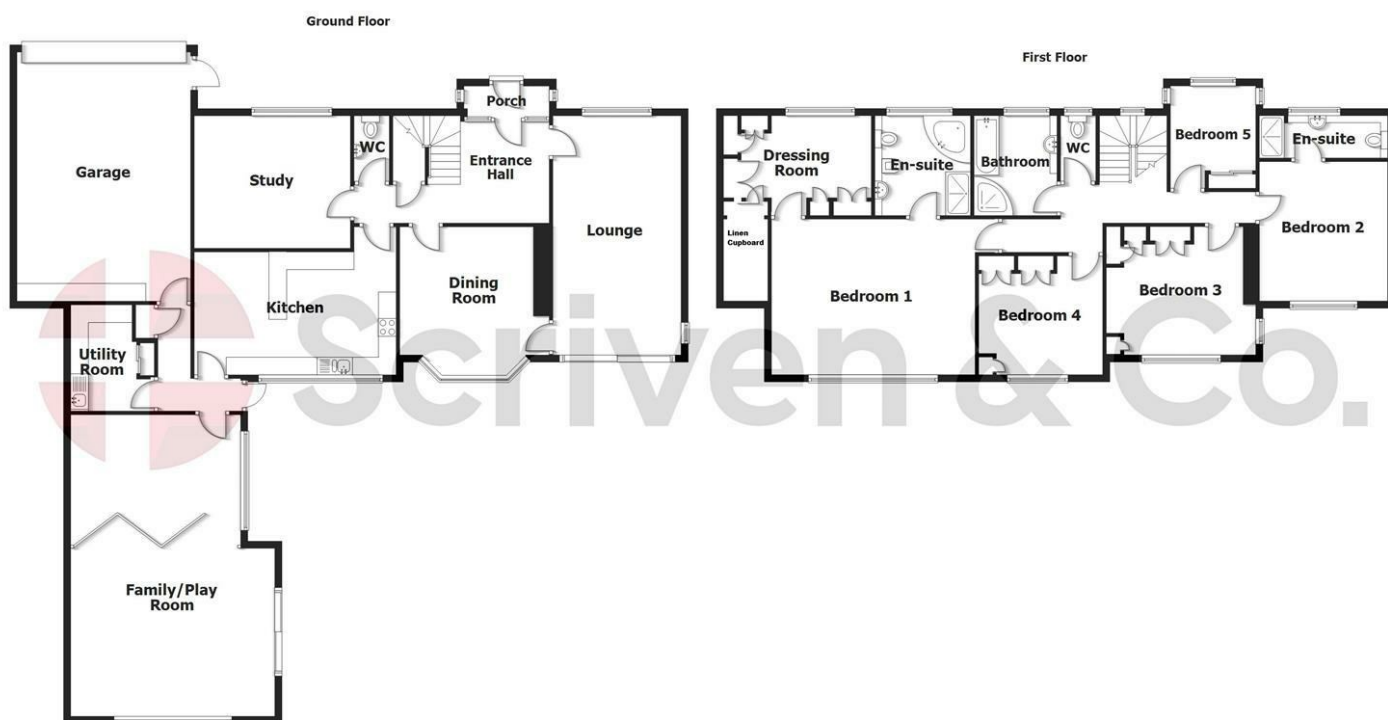
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any 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).











- 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	74
EU Directive 2002/91/EC		

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