



45, Manor Abbey Road, Halesowen, B62 0AG

Offers In The Region Of £430,000

- EXTENDED SEMI DETACHED HOUSE WITH SIDE GARAGE
- THREE DOUBLE BEDROOMS (TWO WITH VIEWS TO THE REAR)
 - EXTENDED KITCHEN WITH DINING AREA AND UTILITY
 - DINING ROOM AND EXTENDED LIVING ROOM
 - DOWNSTAIRS WC AND FIRST FLOOR BATHROOM
 - REAR GARDEN WITH PATIO ONTO LAWN

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Situated in a sought after location is this extended semi detached house with side garage and three double bedrooms. The property benefits from an extended kitchen with dining area and extended living room.

Accommodation comprising enclosed porch, reception hall, dining room, extended living room, extended kitchen with dining area, utility, WC, landing, three double bedrooms, bathroom, side garage, rear garden with patio area, gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (front)

Double glazed double doors, store cupboards housing gas and electric meters, front door opening onto reception hall.

RECEPTION HALL (inner)

Coving to ceiling, store cupboard with hanging rail opening off under stairs, staircase off to first floor landing.

DINING ROOM (front) 4.61m x 3.51m max

Double glazed bay window, panel radiator, coving to ceiling, electric fire with fire surround, wall lights,

EXTENDED LIVING ROOM (rear) 3.20m x 6.14m to door

Double glazed double doors, coving to ceiling, panel radiator, gas fire with fire surround, wall lights,

EXTENDED KITCHEN WITH DINING AREA (rear) 4.93m x 2.23m (2.30m)

Double glazed window overlooking rear garden, panel radiator, shoe cupboard, single bowl single drainer stainless steel sink with mixer tap, range of base units with cupboards and drawers, worktops with upstands and tiled splashbacks, space for cooker, cooker hood above, wall mounted store cupboards at high level with downlighting, integrated appliances to include larder fridge and dishwasher. Pantry with shelving, door opening onto utility.

UTILITY (inner)

Space for fridge freezer, base unit with worktop, cupboard and drawers, wall mounted cupboards at high level, door onto w.c, sliding door onto garage. Archway onto further utility area to rear comprising double glazed window, tile effect floor, door on rear garden. Single bowl single drainer stainless steel sink with mixer tap, plumbing for washing machine, wall mounted store cupboards at high level, strip lights to ceiling, extractor,

DOWNSTAIRS WC (inner)

WC with low level flush, store cupboard, wash hand basin with mixer tap, walls tiled to full height, toilet roll holder, extractor, recessed spotlights to ceiling,

Staircase from ground floor reception hall leading to first floor landing.

FIRST FLOOR LANDING (inner/side)

Obscure double glazed window to side, coving to ceiling, doors off.

BEDROOM ONE (front) 4.73m (maximum into bay) x

3.51m (maximum into wardrobe)

Double glazed bay window, panel radiator,

BEDROOM TWO (rear) 3.20m x 3.88m

Double glazed bay window, panel radiator, fitted wardrobe, views to rear

EXTENDED BEDROOM THREE (rear) 2.90m x 4.86m

Panel radiator, two double glazed windows, coving to ceiling,

BATHROOM (front) 1.95m x 2.43m (maximum

measurements including store cupboard over bulk head of stairs)

Obscure double glazed window, wash hand basin with mixer tap, heated towel rail, panel bath with shower screen, shower over bath, wall mounted "Dimplex" heater, access to roof space. Wall mounted "Worcester" boiler,

GARAGE 5.66m x 2.19m

Strip lights to ceiling, pedestrian door to front.

REAR GARDEN

The property benefits from a delightful rear garden with raised patio and lawn. Garden shed.

COUNCIL TAX BAND D (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).

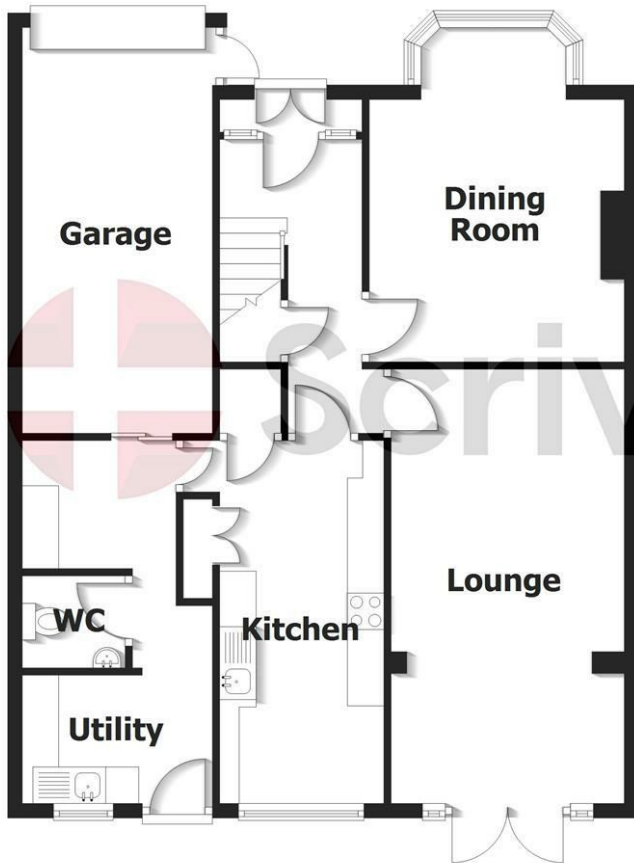









Ground Floor



First Floor



- 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	72	77
EU Directive 2002/91/EC 		

Property Reference: 18728034