Scriven & Co.
Est. 1937

Residential Sales

10, Ryland Close, Halesowen, B63 4LP

Offers In The Region Of £270,000

- SEMI DETACHED HOUSE IS CUL-DE-SAC LOCATION
- LARGE REAR GARDEN
- GROUND FLOOR EXTENSION TO REAR
- KITCHEN WITH BREAKFAST ROOM, THROUGH LOUNGE & STUDY/POTENTIAL PLAYROOM
- DOWNSTAIRS W.C & FIRST FLOOR BATHROOM WITH SHOWER CUBICLE
- GARAGE
- NO UPWARD CHAIN

Situated in a cul-de-sac location is this extended three-bedroom semi-detached house with garage. The property benefits from a large rear garden. NO UPWARD CHAIN.

Accommodation comprising enclosed porch, reception hall, breakfast room, kitchen, lobby, WC, sunroom, through lounge, landing, three bedrooms, bathroom, gas boiler serving radiators, double glazing to windows as detailed. Good sized garden.

ENCLOSED PORCH (front)
Double glazed front door, obscure double glazed windows with leaded light effect, multi panel single glazed door opening onto:

RECEPTION HALL (inner) 1.85m x 3.23m (maximum measurements including staircase)
Panel radiator, staircase off to first floor landing, multi panel single glazed door opening onto:

BREAKFAST ROOM (inner/side) 2.76m x 3.49m
Double glazed window to side, panel radiator, wall mounted Baxi brazilia heater, store cupboard opening off under stairs with obscure double-glazed window, gas meter and shelving. Archway onto:

KITCHEN (rear) 2.44m (1.94m) x 3.05m
Double glazed window, tiled floor finish, range of base units with cupboards and drawers, worktops, post formed bowl and a half single drainer sink with mixer tap, space for cooker, wall mounted store cupboards at high level, space for fridge, display cabinet, multi panel single glazed door opening onto:

LOBBY AREA (Inner)
Tiled floor finish, door onto sunroom and door opening onto:

DOWNSTAIRS WC (Rear)
Obscure double-glazed window, WC, wash hand basin.

SUNROOM (Rear) 2.66m x 2.47m
Obscure double glazed door to front, double glazed sliding patio door onto rear garden. Double glazed window to side, wall mounted Baxi brazilia heater.

THROUGH LOUNGE (Front to Rear) 2.88m (3.79m max) x 7.35m
Double glazed window to front, two panel radiators, double glazed sliding door onto rear garden, coving to ceiling.

Staircase from ground floor reception hall leading to:

FIRST FLOOR LANDING (Inner/Side)
Obscure double glazed window to side, access to roof space.

BEDROOM ONE (front) 3.80m x 3.80m
Double glazed window, panel radiator.

BEDROOM TWO (rear) 3.46m x 3.69m
Double glazed window, panel radiator, fitted wardrobes.

BEDROOM THREE (front) 1.87m x 2.57m
Double glazed window, panel radiator.

BATHROOM (rear) 1.95m x 2.47m
Obscure double glazed window, panel radiator, panel bath, shower cubicle, wash hand basin with hot and cold taps, cupboard housing Worcester gas boiler.

REAR GARDEN
The property enjoys the benefit of a good sized rear garden with garden pond, lawn.

GARAGE (not measured)
Accessed via shared driveway.

COUNCIL TAX BAND C (Dudley)

AGENTS NOTE - In accordance with the Estate Agents Act, notice is hereby given that the Owner of the property is related to a former Director/Consultant of Scriven & Co.

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

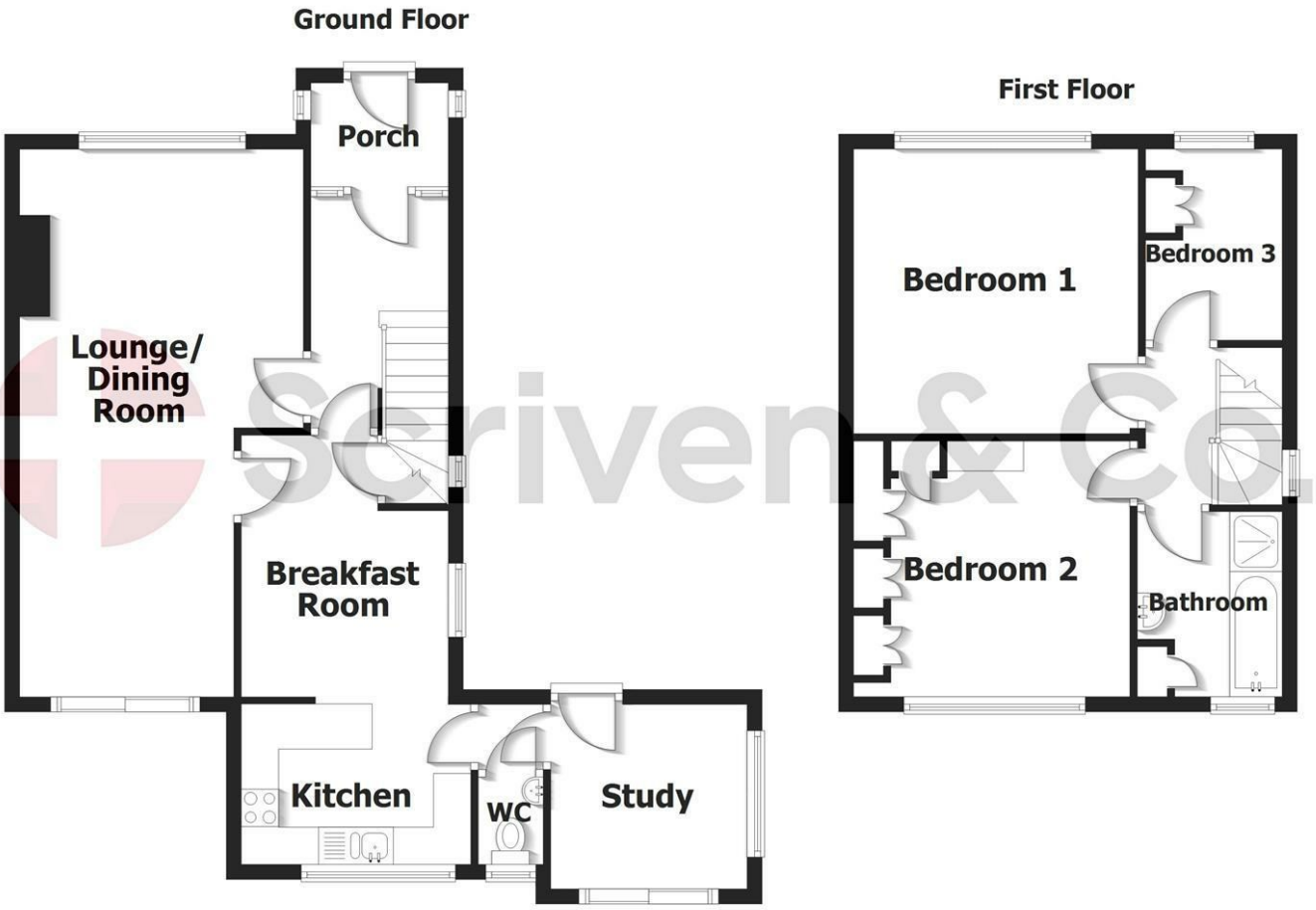
Electric supply:
https://www.energynetworks.org/customers/find-my-network-operator
https://www.nationalgrid.co.uk

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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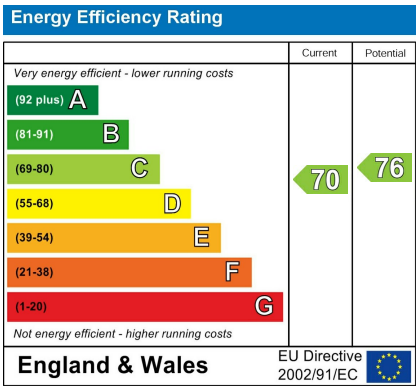

Property Reference: 18735621