



86, Windsor Road, Halesowen, B63 4BH

### Offers In The Region Of £310,000

- TASTEFULLY PRESENTED EXTENDED AND RE-PLANNED
  - THREE GOOD-SIZED BEDROOMS
    - KITCHEN/DINING ROOM
  - LIVING ROOM & STUDY/PLAYROOM
    - DOWNSTAIRS W.C & UTILITY
    - RE-FITTED SHOWER ROOM
    - ATTRACTIVE REAR GARDEN

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Situated in a popular location, convenient for a host of amenities is this tastefully presented extended semi-detached house. The property has been re-planned on the first floor to create a good-sized third bedroom.

Reception hall, understairs store cupboard, lounge, kitchen/dining room, utility, downstairs w.c., study/playroom, landing, three bedrooms, re-fitted shower room, side store, attractive rear garden with patio onto lawn. Gas boiler serving radiators, double glazing to windows as detailed.

#### ACCOMMODATION COMPRISING:

**RECEPTION HALL (INNER):** 1.65m x 2.91m maximum measurements including staircase  
Composite front door, obscure double glazed window to side with shutters, radiator, coving to ceiling. Staircase off to first floor landing. Useful storage cupboard opening off under stairs. Door opening onto:

**LOUNGE (FRONT):** 3.47m max. x 3.98m  
Coving to ceiling, ornamental ceiling rose, picture rail, panelled radiator, double glazed bay window with shutters, inset gas fire.

**KITCHEN/DINING ROOM (REAR):** 5.25m x 3.17m  
Double glazed door and double glazed window onto rear garden, shutter to window, coving to ceiling. The kitchen is fitted with a range of base units with cupboards and drawers, worktops with matching upstands, bowl and a half single drainer stainless steel sink with mixer tap, recess and plumbing for slimline dishwasher, integrated microwave, space for "Range" style cooker with splashback, range of storage cupboards at high level, breakfast bar, vertical panel radiator, archway onto:

**UTILITY (INNER):** 2.00m x 1.88m (maximum measurements including store cupboard)  
Double glazed "Velux" window, work surface area with upstand cupboards, extractor, coving to ceiling, plumbing for washing machine, bowl sink with mixer tap. Doors opening onto study/playroom and downstairs w.c.

**DOWNSTAIRS W.C: (Inner)**  
Heated towel rail, w.c. with concealed flush, wash hand basin with vanity unit, worktop with upstand, bowl sink with mixer tap, recessed spotlights and coving to ceiling, extractor.

**STUDY/PLAYROOM (REAR):** 2.10m x 1.97m  
Double glazed window, panel radiator.

Staircase from ground floor reception hall leading off to first floor accommodation:-

**LANDING (INNER):**  
Obscure double glazed window to side with shutter, coving to ceiling, access to roof space.

**BEDROOM 1 (REAR):** 3.47m max. into wardrobe x 3.20m  
Double glazed window with shutter, radiator, fitted wardrobes, picture rail, coving to ceiling.

**BEDROOM 2 (FRONT):** 2.96m max. into wardrobe x 3.31m  
Double glazed bay window with shutter, vertical panel radiator, fitted wardrobes, coving to ceiling, television point.

**BEDROOM 3 (FRONT):** 2.23m x 2.37m min. (2.63m max.)  
Double glazed window with shutters, vertical panel radiator, coving to ceiling.

**RE-FITTED SHOWER ROOM:** 1.63m x 2.06m  
Obscure double glazed window with shutter, w.c. with concealed flush, corner shower cubicle with dual shower fitting, extractor, recessed spotlights to ceiling, wash hand basin with vanity unit, towel holders, mirror to wall, radiator/heated towel rail, walls tiled to full height, floor tiled.

Outside:-

**SMALL STORE (FRONT)**  
Gas combination boiler.

**REAR GARDEN:**  
Paved patio with steps down to shaped lawn, garden shed, garden fencing.

**AGENMTS NOTE**  
A tree will be removed from the garden prior to the sale completing.

**COUNCIL TAX BAND C**

**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, curtains and certain other items may be taken at a valuation to be agreed.

**VIEWING:** Strictly by prior appointment via agents.

**ANTI-MONEY LAUNDERING REGULATIONS:** In order to comply with Anti-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.

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#### **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).















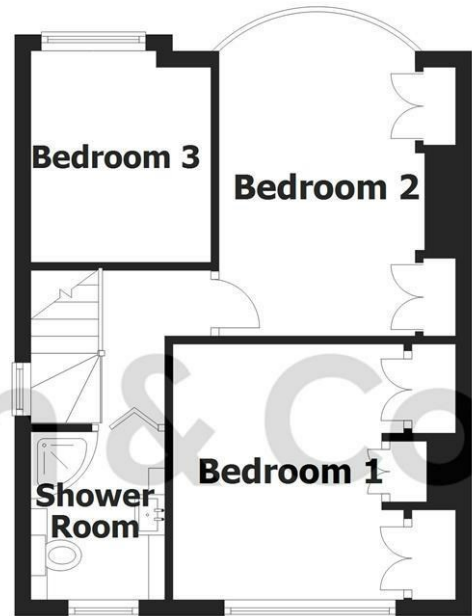




Ground Floor



First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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