



16A, Birmingham Road, Blakedown, Kidderminster, DY10 3JE

For Sale - An opportunity to acquire a mid-terraced house extensively improved and modernised to provide exceptional living accommodation with off road parking for two vehicles and an enclosed garden.

**Offers in the region of £360,000**

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An opportunity to acquire a mid-terraced house extensively improved and modernised to provide exceptional living accommodation with off road parking for two vehicles and enclosed gardens. Allstar Developments Ltd have undertaken substantial improvement works to the property to provide this rather special accommodation.

The accommodation, with high ceilings, comprises an enclosed porch, fitted cloakroom, reception hall, living room, kitchen/dining room with a host of appliances, utility room, lounge with aspect onto gardens. Three double bedrooms, well appointed bathroom with shower over bath. The house has been rewired and Cat five wiring has also been installed. New gas central heating system. New quality internal doors. A must view property.

The accommodation comprises:

#### ENCLOSED PORCH ENTRANCE

Double glazed front door.

#### RECEPTION HALL

With staircase to first floor with cupboard beneath .

#### FITTED CLOAKROOM

With WC with low level flush and a wash hand basin.

#### QUALITY FITTED KITCHEN/DINING ROOM (front) 3.77m x 3.91m

Kitchen with a range of base units, wall cupboards and complementary work surface areas, ceramic single drainer sink, appliances to include electric ceramic hob with splash back, electric double oven/grill, tall fridge/freezer, dishwasher, vented extractor.

#### UTILITY ROOM (side) 1.46m 1.66m

Base unit with worksurface, washing machine, dryer, door opening onto garden.

#### LOUNGE (rear) 4.85m x 4.40m max

Bi-fold doors opening onto garden.

The accommodation of the first floor comprises:

#### LANDING

#### PRINCIPAL BEDROOM ONE (rear) (3.37m) (4.41m max) x 2.73m AVE (3.84m into recess)

Fitted wardrobe, panel radiator.

#### BEDROOM TWO (front) 2.72m x 3.90m

Panel radiator.

#### BEDROOM THREE (front) 2.71m x 2.93m plus recess

Panel radiator.

#### WELL APPOINTED BATHROOM (side) 1.88m x 2.03m

Panel bath with glazed shower screen and wall mounted shower, WC with low level flush, vanity unit with basin with cupboards beneath, a heated towel rail and a backlit mirror.

#### OUTSIDE

The property has a landscaped fore and rear garden. The rear garden will be turfed and is enclosed with fencing and encloses a paved terrace and a pathway to rear. A gateway leads to parking spaces found at the rear. An electric charging point is provided to one of the spaces. A garden shed, external tap and an electric socket are also provided.

#### SERVICES

Mains gas, water and electricity will be connected. A gas combination boiler will heat water filled panel radiators at first floor and provide underfloor heating to the ground floor and also provides domestic hot water. The house has been rewired. Cat five wiring has also been installed to provide better internet connection within the home. The chimneys at roof level have been retained in order to keep the character of the property. (These are not operational chimneys).

#### FLOOR FINISHES

Luxury vinyl tiled flooring providing a wood grained effect will be provided to the ground floor with carpets to the staircase and first floor bedrooms. The bathroom will have a luxury vinyl, ivory coloured floor finish.

#### THE GROUNDS

The properties on the development will comprise of 3 terraced houses and 3 brand new bungalows. The development will be approached via a private driveway and landscaped gardens.

The cost of maintaining the private road will be divided equally between the 6 owners as and when the road requires to be repaired in future years. Certain owners will be responsible for garden maintenance adjoining the communal grounds.

#### CAR PARKING

Each house will have two allocated parking spaces. The bungalows will each have parking provision within their individual plots.

#### ALARM

An intruder alarm system is installed.

#### TENURE

The properties, together with the parking spaces, will be sold freehold. A portion of the driveway will be allocated to each property. Each property owner will have communal access rights over the driveway.

COUNCIL TAX - awaiting assessment.

Viewing strictly by arrangement with the agents dependant on the stage of construction who will hold keys and accompany prospective purchasers around the property.

#### TRANSPORT PLAN

The local railway station is accessed of Station Drive providing access to Worcester and Birmingham City Centres, with local stations at Droitwich, Kidderminster, Hagley, Stourbridge, Lye, Cradley Heath, Old hill, the Hawthornes, Jewellery Quarter, Birmingham Snow Hill and Birmingham Moor Street.

Train times are available from West Midlands Railway ([westmidlandsrailway.co.uk](http://westmidlandsrailway.co.uk)).

(Note: The trains do not always stop at these stations). Bus services stop at the Old House at Home.

In particular the 192 providing access to Kidderminster, Hagley and Halesowen (Monday to Friday), service changes weekends.

Interested parties should liaise with [Diamondbuses.com](http://Diamondbuses.com) to ascertain services that are available.

Local taxis are available in both Stourbridge and Kidderminster.

Wyre Forest operate community transport dial a ride scheme for parties that register with them. In particular for wheel chair users.

Tel: 01562 755084.

Note: all services are subject to change and interested parties should liaise with service

## FACILITIES

There are two local pubs in Blakedown. The Blakedown and Hagley tennis club is also located in the village. The local school in Blakedown is Blakedown C of E Primary School. Hagley Catholic High School and Haybridge are both in Hagley. The schools are within walking distance of Hagley Station. All schools are subject to availability and interested parties are advised to make enquiries with Worcestershire County Council prior to purchase. A post office, shops and public houses are also found along the Birmingham Road in Blakedown.

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>

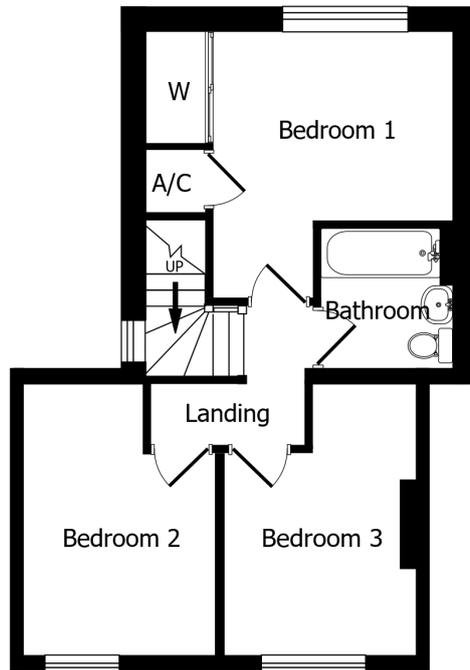
Electric supply:  
<https://www.energynetworks.org/customers/find-my-network-operator>  
<https://www.nationalgrid.co.uk>

Water supplier:  
<https://www.ofwat.gov.uk/households/your-water-company>  
<https://www.water.org.uk/customers/find-your-supplier>

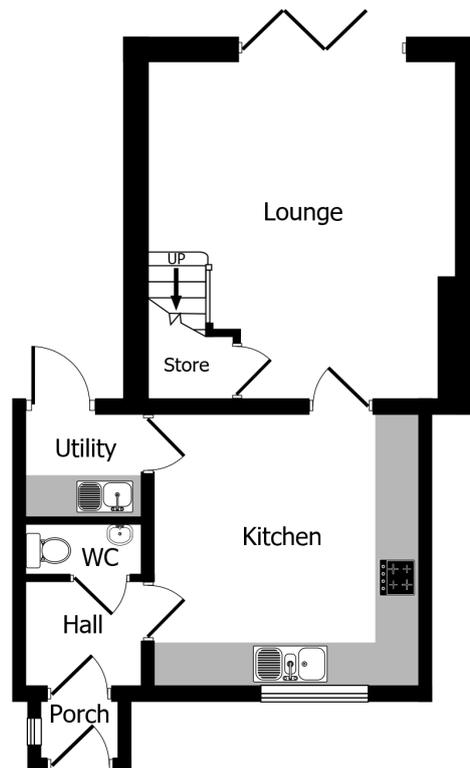
Consumer code for house builders:  
<https://consumercode.co.uk>

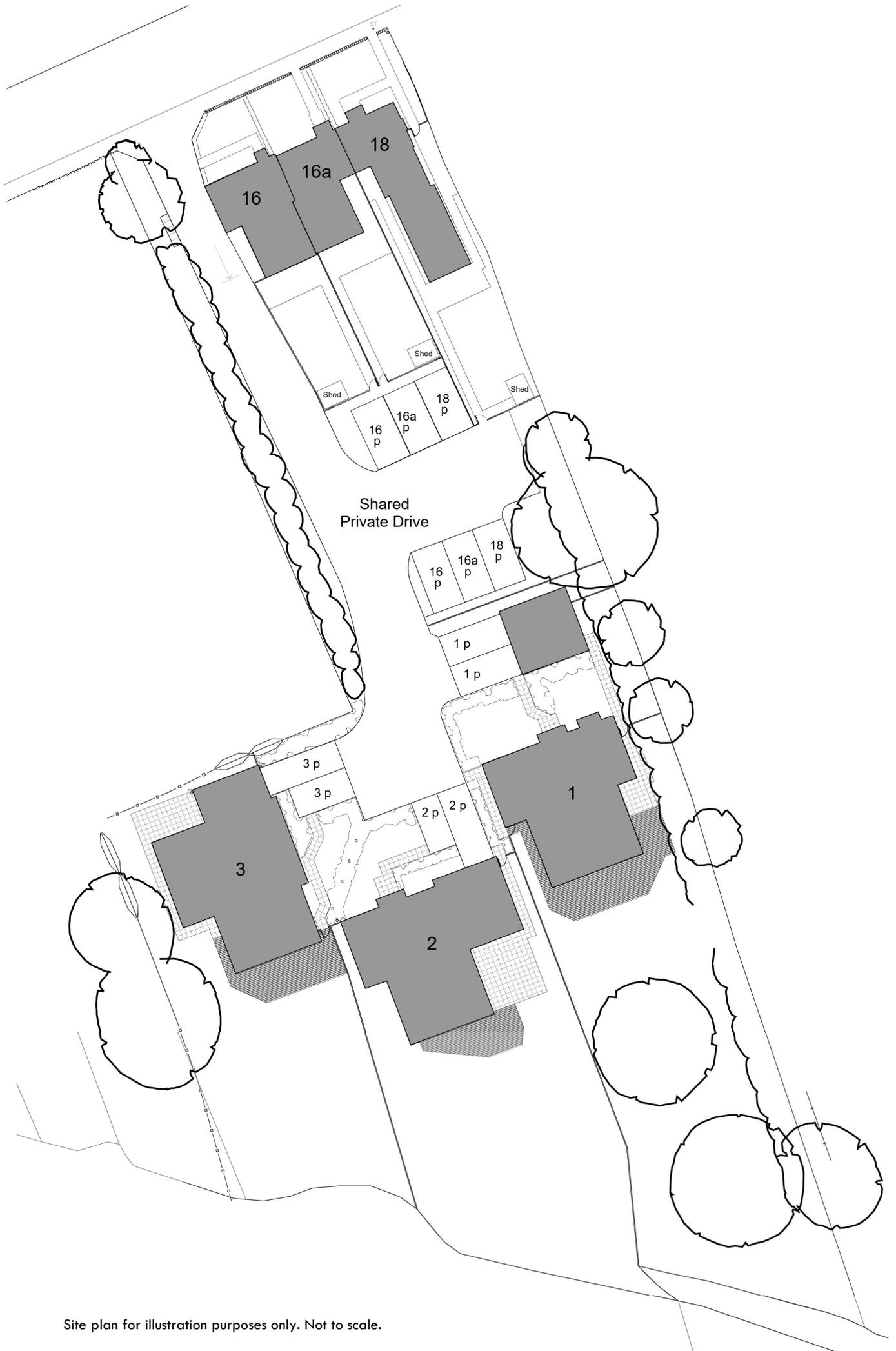


## First Floor



## Ground Floor





Site plan for illustration purposes only. Not to scale.







**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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