



72, Manor Abbey Road, Halesowen, B62 0AB

Offers In The Region Of £500,000

- MUCH IMPROVED LINK DETACHED HOUSE
 - EXTENSIVE REAR GARDEN
- RE-FITTED KITCHEN WITH BREAKFAST BAR & UTILITY
 - LOUNGE/DINING ROOM & CONSERVATORY
- TWO FIRST FLOOR BEDROOMS & POTENTIAL THIRD BEDROOM ON THE GROUND FLOOR
 - CAR PORT & SMALL GARAGE
- RE-FITTED FIRST FLOOR BATHROOM & DOWNSTAIRS W.C

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Situated in a sought after location is this much improved family home with conservatory and delightful rear garden

Accommodation comprising enclosed porch, reception hall, downstairs WC, bedroom three/study, kitchen with breakfast bar, lounge diner (comprising lounge and dining room), Internal oak doors throughout, conservatory, utility, landing, two first floor bedrooms, bathroom, gas boiler serving radiators, double glazing to windows as detailed. Rear garden, carport and small garage.

ENCLOSED PORCH (front)

Double glazed double doors and double glazed windows to front. engineered oak flooring, front door opening onto reception hall.

RECEPTION HALL (inner)

Coving to ceiling, panel radiator, staircase off to first floor accommodation.

DOWNSTAIRS WC (inner)

WC with push button flush, wash hand basin with mixer tap and vanity unit.

RE-FITTED KITCHEN WITH BREAKFAST BAR (front)

4.06m x 2.70m

Double glazed window, panel radiator, engineered oak flooring, range of base units with cupboards and drawers, quartz worktops and splashbacks, range style cooker with seven ring gas style burner, cooker hood above, wall mounted store cupboards at high level with down lighting, recessed spotlights to ceiling, plinth lighting, display cabinet with glass shelf, inset sink, integrated appliances to include fridge, dishwasher, wine chiller, large corner cupboard.

LOUNGE/DINER - Comprising

LOUNGE 4.44m x 4.61m

Double glazed sliding door onto conservatory. Engineered oak flooring, coving to ceiling, ceiling rose, dual log burner, bi-fold doors onto dining room.

DINING ROOM (rear) 3.71m x 2.79m

Double glazed window, panel radiator, engineered oak flooring, coving to ceiling.

CONSERVATORY (rear) 2.89m x 4.36m

Double glazed double doors, double glazed single door and double glazed windows, panel radiator, engineered oak flooring, door opening onto utility.

UTILITY (rear) 2.35m x 2.92m

Double glazed window, recessed spotlights to ceiling, wall mounted gas boiler, wall mounted store cupboards, space for washing machine, space for condenser dryer, bowl and a half single drainer sink mixer tap and storage cupboards, space for large American style fridge freezer, door opening onto garage.

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

FIRST FLOOR LANDING

Access to roof space. Doors off.

BATHROOM (side) 1.77m x 2.39m

Wood effect floor finish, heated towel rail, wash hand basin with mixer tap, WC with concealed flush, mirror to wall, recessed spotlights to ceiling, L-shaped bath, dual shower fitting, walls to bath tiled to full height, splashbacks to WC and hand basin.

BEDROOM TWO (rear) 3.96m x 2.75m (3.75m)

Double glazed window, panel radiator, fitted wardrobes, dressing table,

BEDROOM ONE (front) 4.09m x 3.35m plus wardrobe.

Fitted wardrobe, double glazed window, panel radiator,

GARAGE 3.68m x 2.53m

Not suitable for cars

REAR GARDEN

The property benefits from a delightful rear garden with patio onto lawn. There is a seating area to the top of the garden with viewings from the garden towards Clent.

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

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. (REV03:02/26).

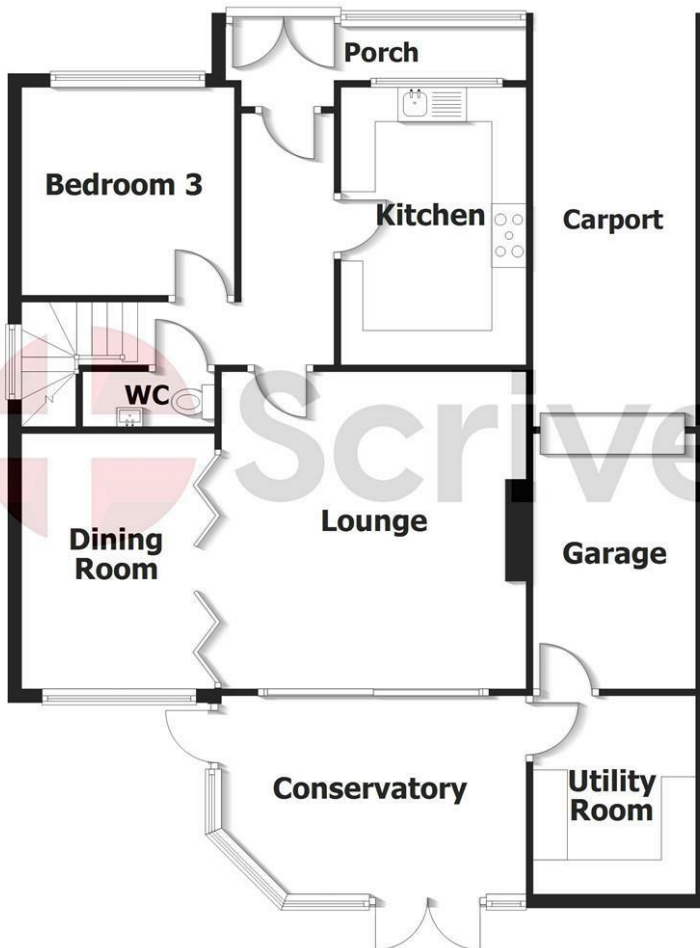




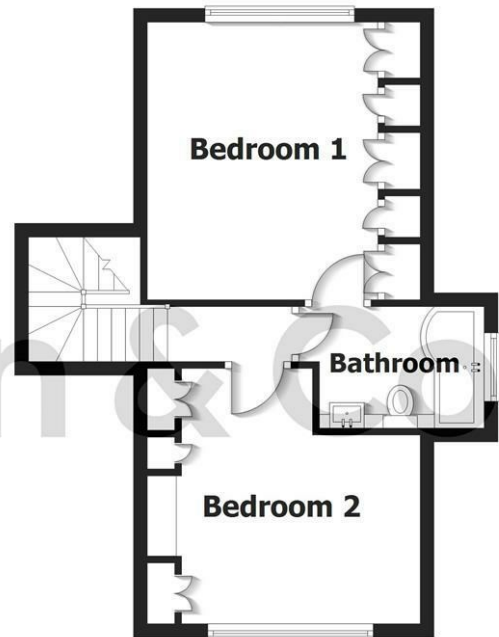




Ground Floor



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	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Property Reference: 18808571