



35, Lansdowne Road, Hurst Green, Halesowen, B62 9QR

Offers In The Region Of £270,000

- EXTENDED SEMI DETACHED HOUSE
- TWO GOOD SIZED BEDROOMS & A GENEROUS THIRD
- THROUGH LIVING ROOM & CONSERVATORY
- EXTENDED KITCHEN WITH DINING AREA
- OFF ROAD PARKING & GARAGE
- ATTRACTIVE REAR GARDEN
- NO UPWARD CHAIN

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An extended three bedroom semi detached house with kitchen diner, through living room and conservatory. The property benefits from off road parking and a garage. NO UPWARD CHAIN

Accommodation comprising enclosed porch, reception hall, understairs store cupboard and shoe cupboard housing meters, through living room comprising lounge area and dining area, conservatory, extended kitchen with dining area, inner lobby, rear lobby, downstairs WC, landing, three bedrooms, bathroom with shower enclosure, gas boiler serving radiators, double glazing to windows as detailed. Alarm system.

ENCLOSED PORCH (front)

Double glazed double doors, double glazed windows, front door opening onto

RECEPTION HALL (inner)

Staircase off to first floor landing, panel radiator, shoe cupboard with gas and electric smart meters, understairs store cupboard with hanging rail.

EXTENDED KITCHEN WITH DINING AREA 4.68m max x 2.45m maximum overall measurements narrowing to 2.32m (narrows at point 1.67m minimum)

Double glazed window, panel radiator, two strip lights to ceiling, tiled floor, kitchen fitted with a range of base units with cupboards and drawers, worktops, tiled splashbacks, integrated appliances to include Beko cooker, gas hob, bowl and a half stainless steel sink with mixer tap, range of store cupboards at high level, one glass fronted display cabinet with shelves, dining area, space and plumbing for slimline dishwasher, bi-fold door onto inner lobby, multi panel single glazed door onto rear lobby.

INNER LOBBY AREA

Further door onto garage.

REAR LOBBY (rear)

Obscure double glazed door onto rear garden. Shelving with store cupboard above. Plumbing for washing machine. Door opening onto downstairs WC.

WC

Obscure double glazed window, WC, wash hand basin with hot and cold taps and store cupboard beneath, mirrored cabinet to wall, towel rail.

THROUGH LIVING ROOM COMPRISING LOUNGE AND DINING ROOM

LOUNGE (front) 3.48m (3.12m) x 3.78m plus bay (4.64m max into bay)

Double glazed bay window, panel radiator, gas fire with fire surround, archway onto dining area.

DINING ROOM (rear) 3.49m x 3.49m

Panel radiator, single glazed sliding door onto conservatory.

CONSERVATORY (rear)

Double glazed windows and double glazed sliding door

onto rear garden.

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

FIRST FLOOR LANDING (inner/side)

Double glazed window to side, access to part boarded roof space with pull down ladder,

BEDROOM ONE (front) 3.79m (4.53m) into bay x 3.02m max into fitted wardrobe.

Wardrobe with mirrored doors, panel radiator, double glazed bay window,

BEDROOM TWO (rear) 3.49m x 3.49m

Double glazed window, panel radiator, bedroom furniture comprising wardrobe, overbed storage, drawer units,

BEDROOM THREE (front) 2.44m x 2.87m (2.27m) max measurements including store cupboard over bulk head of staircase.

Wardrobe

BATHROOM WITH SHOWER CUBICLE 1.94m x 2.44m

Obscure double glazed window, panel radiator, WC with low level flush, pedestal wash hand basin with mixer tap, panel bath with shower attachment, shower enclosure, walls tiled to full height,

REAR GARDEN

The property enjoys the benefit of a pleasant rear garden with paved patio area, outside tap, further pathways with borders and flower beds with shrubs, plants and trees. Patio/sitting area to top of garden.

GARAGE 5.51m x 2.44m

Wall mounted Worcester gas boiler, strip light to ceiling, consumer unit, water meter at high level, cold water tap,

COUNCIL TAX BAND D (Dudley)

TENURE

We are 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.

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>

Money Laundering Regulations –
In order to comply with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory photographic identification, proof of address/residency, verification of the source of funds for the purchase (including supporting bank statements evidencing any deposit monies), and a copy of a mortgage Agreement in Principle from the appropriate lender where applicable.

Photographic identification and proof of address will normally be validated through an electronic identity verification process, which includes biometric checks, meaning certified hard copies are not usually required. However, we reserve the right to request copies of identification or address documents where considered necessary, to satisfy our legal or compliance obligations. All parties involved in the purchase must complete this

verification at a cost of £30.00 plus VAT per person.

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: It is the clients' or buyers' decision whether to choose to deal with any of the service providers.

Scriven & Co routinely refers sellers (and buyers) to a Financial Services Company. Should the client or a buyer decide to use this company please note that Scriven & Co receive a payment from them 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. Should the client or a buyer decide to use any of these companies please note 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. Should the client or a buyer decide to use this 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.

For full referral fee details go to our website:
www.scriven.co.uk : Disclosure of Referral Fees

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).

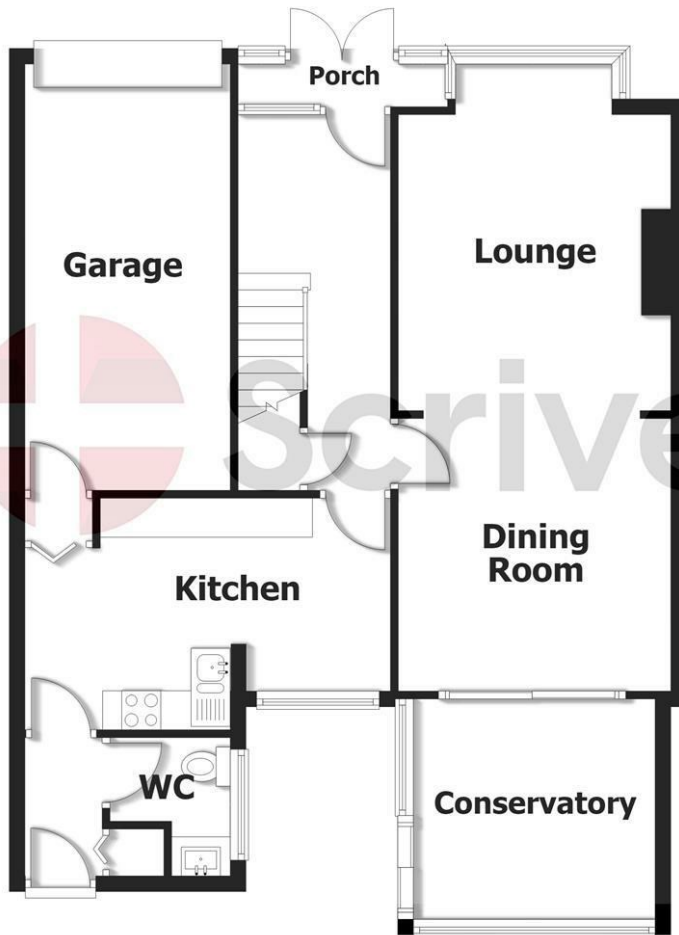




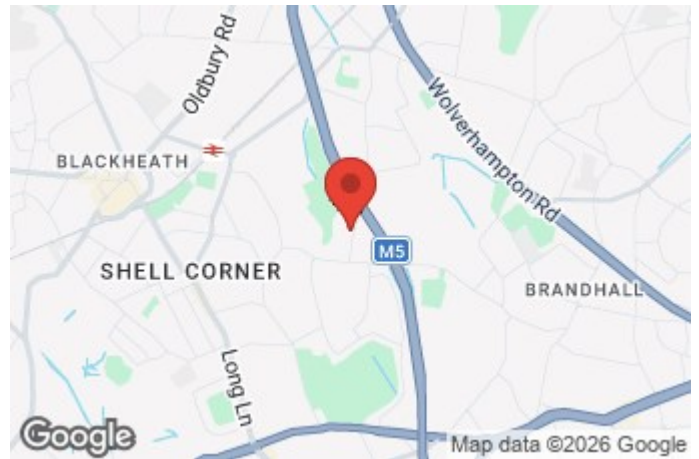
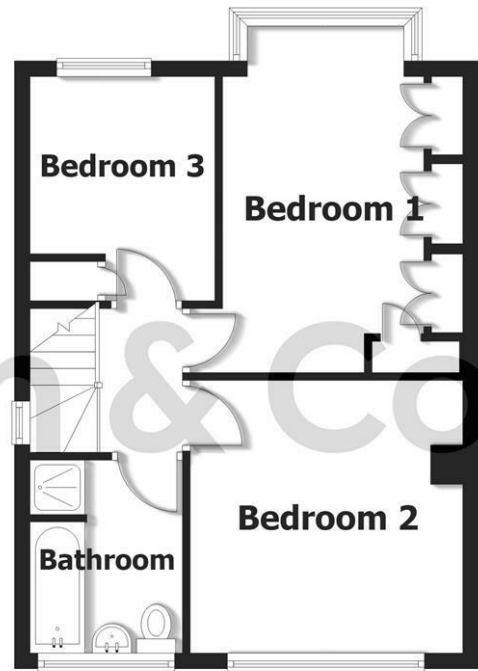




Ground Floor



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		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Reference: 18813510