



34, Sandringham Road, Halesowen, B62 8TJ

### Offers In The Region Of £290,000

- EXTENDED SEMI-DETACHED HOUSE IN CUL-DE-SAC LOCATION
  - THREE GOOD SIZED BEDROOMS & BATHROOM
  - EXTENDED KITCHEN & THROUGH LIVING ROOM
  - REAR GARDEN WITH DECKING AN ARTIFICIAL GRASS

All Buildings Great & Small



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Situated in a cul-de-sac location is this tastefully presented extended semi detached house with three good sized bedrooms and garage.

Enclosed porch, reception hall, through living room, kitchen, rear lobby, landing, three good sized bedrooms, bathroom, garage, rear garden with artificial grass, gas boiler serving radiators, double glazing to windows as specified.

#### ENCLOSED PORCH (front)

Double glazed door and obscure double glazed windows. Front door opening onto:

THROUGH LIVING ROOM (front to rear) 3.73m x 6.83m maximum overall measurements including staircase. Two panel radiators, double glazed window and double glazed sliding door onto rear garden. Door onto kitchen.

KITCHEN (front) 3.27m (1.49m) x 4.87m average Tiled floor finish, panel radiator, double glazed window to front, kitchen fitted with a range of base units with cupboards and drawers, work surface areas with tiles splashbacks, integrated appliances to include cooker, four ring gas hob, cooker hood, fridge and freezer. Plumbing for dishwasher and washing machine.

#### REAR LOBBY (rear)

Double glazed roof window, double glazed onto rear, double glazed door onto side.

Staircase from through living room leading to first floor accommodation.

#### LANDING (inner)

BEDROOM ONE (front) 2.96m x 3.69m max into wardrobe 2.54m to bulkhead

Two double glazed windows, panel radiator.

AGENTS NOTE – Maximum measurements include part of bulkhead of staircase

BEDROOM TWO (front) 3.20m narrowing to 2.11m plus door recess

Double glazed window, panel radiator.

BEDROOM THREE (rear) 1.94m (2.22m) x 3.75m

Double glazed window, panel radiator.

BATHROOM (rear) 1.78m x 1.43m plus 1.10m max x 2.02m

Recessed spotlights to ceiling, double glazed window, wash had basin with vanity unit, P-Shaped bath with electric shower and shower screen. W.C.

#### REAR GARDEN

The property benefits from a pleasant rear garden with decked area onto artificial grass.

#### COUNCIL TAX BAND C (Dudley)

#### TENURE

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.

#### VIEWING

By appointment with Scriven & Co. Residential Sales Department on 0121-422-4011 (option 1).

#### AML & Extra Services

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](http://www.scriven.co.uk) : Disclosure of Referral Fees

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

## Property Information Links

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>

### 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).













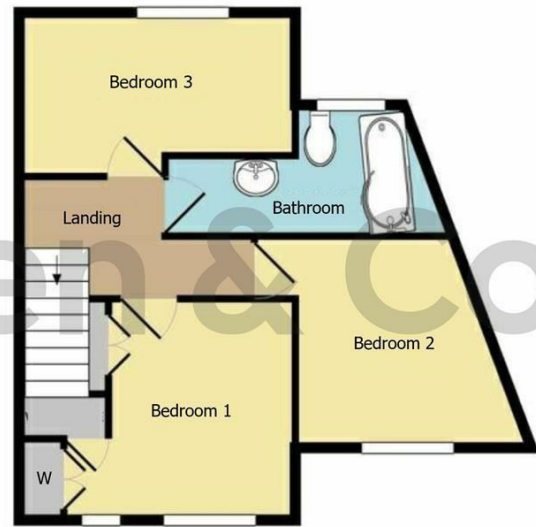




Ground Floor



First Floor



Not to scale. This floor plan is for illustration purposes only.  
The position and size of doors, windows and other features are approximate.



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- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 88        |
| (69-80) C                                   | 72      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Property Reference: 18778642