Scriven & Co.
Est. 1937

Residential Sales



108, Manor Lane, Halesowen, B62 8QW

Offers Over £475,000

- EXTENDED SEMI DETACHED HOUSE IN SOUGHT AFTER LOCATION
- WALKING DISTANCE FROM THE HISTORIC LEASOWES PARK
- FOUR BEDROOMS (ONE WITH ENSUITE AND BALCONY OVERLOOKING REAR GARDEN)
- ENLARGED KITCHEN AND TWO RECEPTION ROOMS
- DOWNSTAIRS WC AND FAMILY BATHROOM WITH SHOWER CUBICLE AND EN-SUITE SHOWER ROOM
- SMALL GARAGE/STORE AND DRIVEWAY PARKING
- EXTENSIVE REAR GARDEN

All Buildings Great & Small

Ideally located within walking distance of the historic Leasowes Park, this beautifully extended four-bedroom family home offers generous and versatile living space. The impressive main bedroom features a private en-suite shower room and its own balcony, overlooking the expansive rear garden.

LOCATION
The property is situated on Manor Lane in Halesowen, a well-established residential area with a range of shops and amenities located towards the top of Manor Lane in the direction of Birmingham, including a Co-op supermarket and other local conveniences. Halesowen town centre offers further shopping and leisure facilities. The area is served by a choice of primary and secondary schools, subject to catchment areas and admission criteria. The historic Leasowes Park, a noted local landmark, is located nearby and provides open green space and walking routes. The M5 motorway is accessible at Junction 3, approximately 2.5 miles away, offering convenient links to Birmingham, the Black Country and the wider Midlands.

Accommodation comprising reception hall, understairs store, enlarged kitchen, downstairs WC, utility cupboard, lounge, dining room, landing, four bedrooms, (bedroom one with en-suite shower room and balcony overlooking rear garden), bathroom with shower cubicle, extensive rear garden, gas boiler serving radiators, double glazing to windows as detailed.

RECEPTION HALL (inner)
Panel radiator, front door with obscure double glazed panel, recessed spotlights to ceiling, staircase off to first floor landing. Store cupboard opening off understairs.

ENLARGED KITCHEN (rear) 2.22m (2.54m) x 5.86m
Tiled floor finish, recessed spotlights to ceiling, vertical panel radiator, double glazed double doors and double glazed window overlooking rear garden, base units with cupboards and drawers, worktops, tiled splashbacks, bowl and a half single drainer sink with mixer tap, plumbing for dishwasher, Zanussi cooker, five ring gas hob, cooker hood above, pull out corner unit, cupboard housing gas boiler, space for fridge freezer, pull out larder unit, store cupboards, coving to ceiling, door from kitchen onto garage.

UTILITY CUPBOARD (inner)
Tiled floor cupboard, plumbing for washing machine,

DOWNSTAIRS WC (inner)
Tiled floor finish, heated towel rail, WC with push button flush, wash hand basin with mixer tap, tiled splashback, toilet roll holder, extractor, spotlights to ceiling.

LOUNGE (front) 3.81m (3.45m) x 3.80m
Double glazed bay window, panel radiator, picture rail, recessed spotlights to ceiling,

DINING ROOM (rear) 3.79m x 3.26m (3.64m)
Wood effect floor finish, panel radiator, picture rail, double glazed door and double glazed window onto rear garden.

Staircase from ground floor reception hall leading to central landing area with stairs off to the left and right.

SECONDARY LANDING AREA (inner)
Access to boarded loft space which benefits from lighting,

BEDROOM ONE (front to rear) 3.07m (1.86m) x 6.97m
Double glazed window to front, panel radiator, recessed spotlights to ceiling, Sliding door onto en-suite shower room. Double glazed double doors onto balcony overlooking rear garden.,

EN-SUITE SHOWER ROOM (rear) 1.00m x 2.59m
Recessed spotlights to ceiling, extractor, wood effect floor, heated towel rail, WC with push button flush, obscure double glazed window, shower cubicle with dual shower fitting, wash hand basin with mixer tap, vanity unit, mirrored cabinet, walls to shower cubicle tiled.

MAIN LANDING AREA (inner)

BEDROOM TWO (front) 3.80m (3.44m x 3.83m) plus bay
Double glazed bay window, panel radiator,

BEDROOM THREE (rear) 3.79m x 3.61m (3.24m)
Double glazed window, panel radiator, recessed spotlights to ceiling, picture rail,

BEDROOM FOUR/STUDY (front) 2.25m x 2.26m
Wood effect floor, double glazed window, panel radiator, access to roof space with pull down ladder, recessed spotlights to ceiling,

BATHROOM WITH SHOWER CUBICLE (rear) 2.37m x 2.51m
Obscure double glazed window, bath with mixer tap, WC with push button flush, shower cubicle, electric shower, wash hand basin with mixer tap and vanity unit, heated towel rail, mirror to wall, walls to shower tiled to full height, further walls tiled to approximately half wall height.

REAR GARDEN
The property has an extensive rear garden with decked area leading to an extensive shaped lawn.

SMALL GARAGE/STORE(Side) 3.17m x 3.90m to garage door (maximum measurements to include step)
Ideal for storage with electric up and over door. Mezzanine level in the garage offering additional storage space.

COUNCIL TAX BAND E (Dudley)

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.

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. Customer due diligence will normally be validated through an electronic verification process. This means 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 charge of £54.00 including 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

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.wsfar.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 artistic 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 carried out a detailed survey nor tested the services, appliances and specific fittings mentioned in these particulars. Purchasers must satisfy themselves by inspection or otherwise. 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 it incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any information given verbally should not be relied upon. Prospective purchasers are advised to recheck the information contained in these particulars and to seek confirmation in writing from the Agent prior to travelling 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.
Misrepresentation Act: Scriven & Co has no authority to make or give any representation or warranty whatever in relation to this property. Any 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. (09/03/02/26).





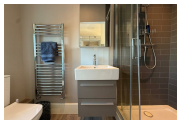

























Ground Floor First Floor

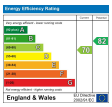
Scriven & Co.

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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