Scriven & Co.
Est. 1937

Residential Sales

297, Spies Lane, Halesowen, B62 9BN

Offers In The Region Of £325,000

- TASTEFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- DOUBLE GARAGE TO REAR WITH GATED SHARED ACCESS
- KITCHEN OPENING ONTO DINING ROOM. UTILITY/STORE TO REAR GARDEN
- LIVING ROOM WITH BAY WINDOW
- SHOWER ROOM
- DELIGHTFUL REAR GARDEN
- BLOCK PAVED DRIVEWAY TO FRONT
- CONVENIENT FOR BUS ROUTES INTO BIRMINGHAM CITY CENTRE

A much improved and tastefully presented three bedroom semi- detached house with delightful rear garden. The property benefits from a detached double garage to rear and utility/garden store within the garden.

Accommodation comprising enclosed porch, reception hall, kitchen, lounge, dining room, landing, three bedrooms, shower room, delightful rear garden, outside WC, utility/garden store, double garage to rear with gated shared access, gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (front)
Double glazed composite front door, tile effect floor finish, multi panel single glazed door opening onto

RECEPTION HALL (inner)
Panel radiator, coving to ceiling, part tiled floor finish, useful study area located under stairs.

KITCHEN (rear) 1.87m x 3.16m
Panel radiator, double glazed window and double glazed door onto rear garden, shelf at high level, bowl and a half single drainer ceramic sink with mixer tap, base units with cupboards and drawers, wall mounted store cupboards at high level, space for range style cooker, resin worktops with splashbacks, opening onto

DINING ROOM (rear) 2.83m (3.18m) x 4.21m
Wood effect floor, two vertical radiators, double glazed door onto rear garden, coving to ceiling, range of storage cupboards,

LOUNGE (front) 3.16m (2.81m) x 3.61m
Two panel radiators, double glazed bay window with shutters, electric stove.

Staircase from ground floor reception hall leading to

FIRST FLOOR LANDING (inner)
Coving to ceiling, access to roof space, double glazed window to side, doors off

BEDROOM ONE (front) 3.91m plus bay x 3.19m max into wardrobe
Double glazed bay window, panel radiator, wood effect floor finish,

BEDROOM TWO (rear) 3.89m x 3.19m
Coving to ceiling, double glazed window, panel radiator,

BEDROOM THREE (front) 1.87 x 2.87m
Double glazed window, wood effect floor finish, vertical panel radiator, coving to ceiling,

SHOWER ROOM (rear) 1.88m x 2.36m
Obscure double glazed window, panel radiator, tile effect floor finish, WC with push button flush, wash hand basin with mixer tap and vanity unit, shower enclosure with shower panels, cupboard housing 'Worcester' gas boiler,

REAR GARDEN
The property benefits from a delightful rear garden. Patio area onto shaped lawn. Seating area.

OUTSIDE WC

UTILITY/GARDEN STORE 1.33m (1.05m) x 4.67m
Two double glazed windows, worktop, space for freezer, plumbing for washing machine.

DOUBLE GARAGE (rear) 4.95m x 4.31m to door (4.06m) single garage door, shared driveway with gated access from Ridgeway Avenue.

AGENTS NOTE. The garage currently has one single garage door. The door would be required to be changed in order to use the space as a functional double garage.

COUNCIL TAX BAND C (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.

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


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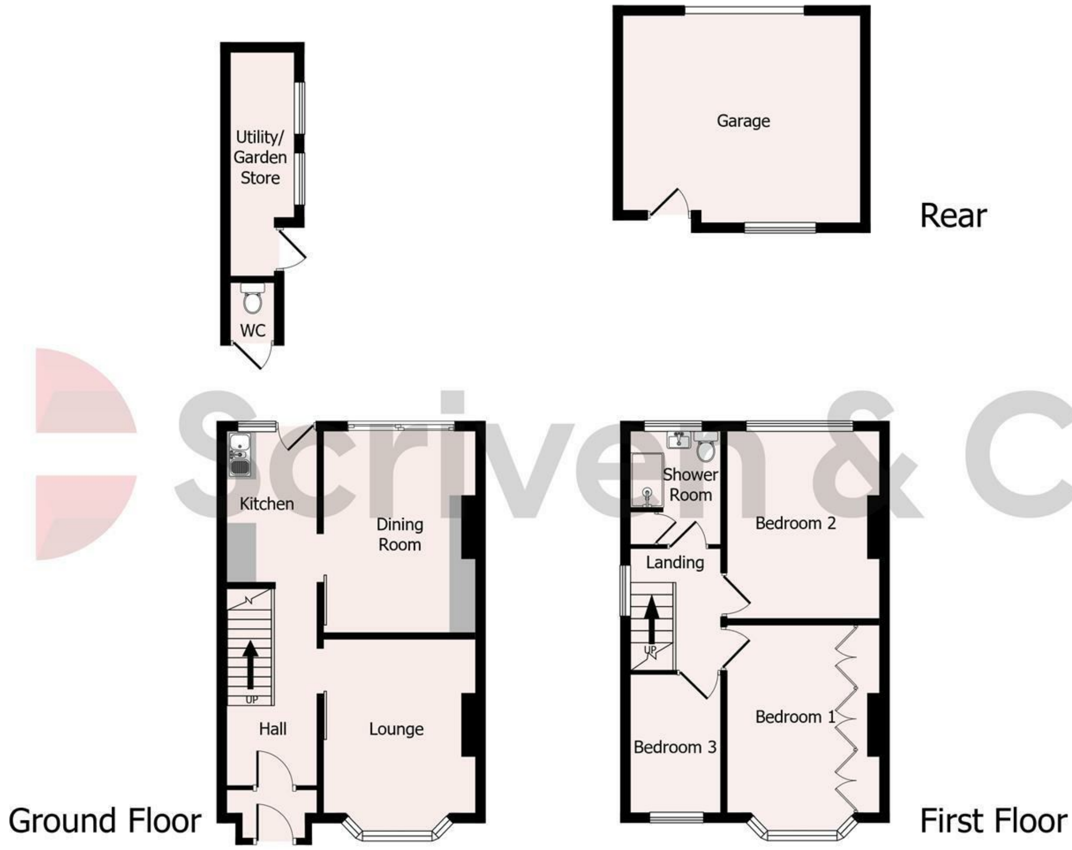

Not to scale. This floor plan is for illustration purposes only.
The position and size of doors, windows and other features are approximate.

Scriven & Co.
Est. 1937

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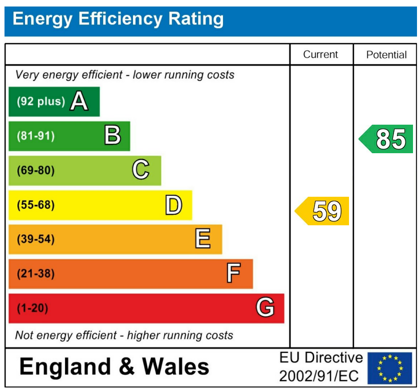

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