Scriven & Co.
Est. 1937

Residential Sales

55, Mucklow Hill, Halesowen, B62 8BS

Offers In The Region Of £625,000

- INDIVIDUALLY DESIGNED DETACHED HOUSE SITUATED ON SERVICE ROAD
- IN NEED OF SOME IMPROVEMENT IN PLACES
- EXTENSIVE REAR GARDEN BACKING ONTO HALESOWEN GOLF COURSE
- CONVENIENT FOR LEASOWES PARK & BUS ROUTES
- FOUR GOOD SIZED BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM)
- DOWNSTAIRS W.C & HOUSE BATHROOM
- DRIVEWAY FOR A NUMBER OF CARS & GARAGE
- NO UPWARD CHAIN

Tucked away off Mucklow Hill, this four bedroom detached property enjoys a position within a service road, offering a more discreet setting set back from the main thoroughfare. To the rear, the property benefits from an extensive garden with an attractive outlook backing directly onto Halesowen Golf Course, providing a sense of openness and greenery that is not commonly found in more densely developed areas.

The location provides convenient access to a range of everyday amenities. At the top of Mucklow Hill there are a variety of local shops and services catering to day-to-day needs, along with nearby bus stops offering public transport links to surrounding areas including Halesowen town centre and beyond.

The property is also well placed for access to The Leasowes, a historically significant landscaped park offering walking routes and green space.

In terms of education, there are a number of schools in the wider Halesowen area that may be of interest to buyers with families. As school catchment areas and availability can change, purchasers are strongly encouraged to make their own enquiries with the relevant local authority or individual schools to confirm eligibility and suitability.

Overall, the property combines a setting that backs onto open green space with convenient access to local amenities and transport links. As with any property purchase, all details relating to location, services, and surroundings should be independently verified to ensure they meet the buyer's expectations and requirements.

Accommodation comprising: Enclosed porch, split level reception hall, fitted cloakroom., kitchen, utility, dining room, living room, conservatory, gallery style landing, four good sized bedrooms, (bedroom one with en-suite shower room), house bathroom, integral garage, gas boiler serving radiators, double glazing to windows as detailed, the garden backs onto Halesowen Golf Course with a raised decked area and extensive lawn

ENCLOSED PORCH (Front)
Double glazed double doors and double glazed windows to front, tiled floor finish.

SPLIT- LEVEL RECEPTION HALL (Inner) 2.62m x 2.57m plus 2.17m x 3.44m
Obscure double glazed window to front, panelled wood floor finish. Door to fitted cloakroom. Steps down to lower level with further doors off.

FITTED CLOAKROOM (Front)
Obscure double glazed window, panel radiator, wash hand basin with tiled splashback, w.c., extractor.

KITCHEN (Front) 3.33m (3.14m) x 3.53m plus bay (4.00m)
Double glazed bay window, recessed spot lights to ceiling, tiled floor finish, panel radiator, range of base units with cupboards and drawers, worktops, single bowl, single drainer stainless steel sink with mixer tap, 'five' ring gas hob, cooker hood, double oven, integrated dishwasher, fridge and freezer, wall-mounted storage cupboard at high level, panel radiator. Display cabinet with storage and display shelving, plate rack. Door opening onto:

UTILITY (Rear) 1.45m x 2.31m
Double glazed door and double glazed window to rear garden, strip light to ceiling, panel radiator, wall mounted gas boiler, extractor, single bowl single drainer stainless steel sink, worktop with tiled splashbacks, plumbing for washing machine and space for condenser dryer.

DINING ROOM (Rear) 3.44m x 4.65m
Panelled wood floor finish, panel radiator, ornamental coving to ceiling. Double doors onto lounge. Double glazed window to side and double glazed double doors with matching double glazed side panels onto:

CONSERVATORY (Rear) (not measured)
Double glazed windows and double glazed double doors onto rear garden. Panel radiator.

LOUNGE (Rear) 4.63m plus bay (6.37m to door) x 4.29m
Double glazed double doors and double glazed windows onto rear garden. Recessed spotlights to bay ceiling. Ornamental coving to ceiling, two panel radiators, gas fire with surround.

Staircase from ground floor reception hall leading off to:

GALLERY STYLE LANDING (Inner/Front)
Double glazed window to front, panel radiator, access to roof space, coving to ceiling.

BEDROOM ONE (Rear) 4.70m x 3.18m
Double glazed window, panel radiator, coving to ceiling, fitted wardrobes and over bed storage cupboards. Door to:

EN-SUITE SHOWER ROOM (Rear) 2.11m x 1.85m
Obscure double glazed window, heated towel rail, radiator, recessed spotlights to ceiling, extractor, shower cubicle, dual shower fitting, pedestal wash hand basin with mixer tap, walls to shower cubicle tiled to full height, walls to wash hand basin tiled to approximately half wall height, tiled floor finish.

BEDROOM TWO (Rear) 4.71m x 2.66m
Wood effect laminate floor finish, double glazed window, fitted wardrobes, bedroom furniture to include bedside tables and overbed storage cupboards, panel radiator.

BEDROOM THREE (Front) 3.58m x 3.18m
Double glazed window, panel radiator, coving to ceiling.

BEDROOM FOUR (Front) 2.90m plus fitted wardrobe x 2.59m
Double glazed window, panel radiator, coving to ceiling, fitted wardrobe.

HOUSE BATHROOM (Inner) 2.50m x 1.84m (1.77m)
W.C with push button flush, pedestal wash hand basin with splashback, bath with central mixer tap and shower attachment, shower over bath with dual fitting. Recessed spotlights to ceiling, walls to bath part tiled. Heated towel rail.

INTEGRAL GARAGE: 2.83m x 5.12m to door
Electric roller shutter door to front. Door onto reception hall.

REAR GARDEN
The property enjoys the benefit of an extensive rear garden with raised decking and lawn. The garden backs onto Halesowen Golf Course. Gate to the side of the property giving access to the front driveway.

COUNCIL TAX BAND - G

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. Carpets as fitted are included in the sale. Curtains and certain other items may be taken at a valuation to be agreed.

VIEWING:
Strictly by prior appointment via agents.

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 Warren's removals and storage it is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 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

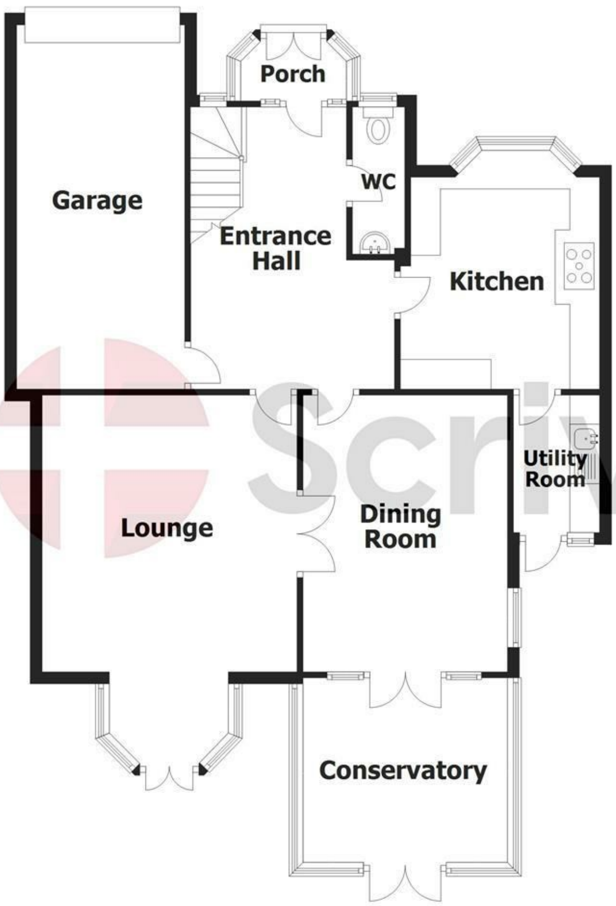
Consumer code for house builders:
https://consumercode.co.uk





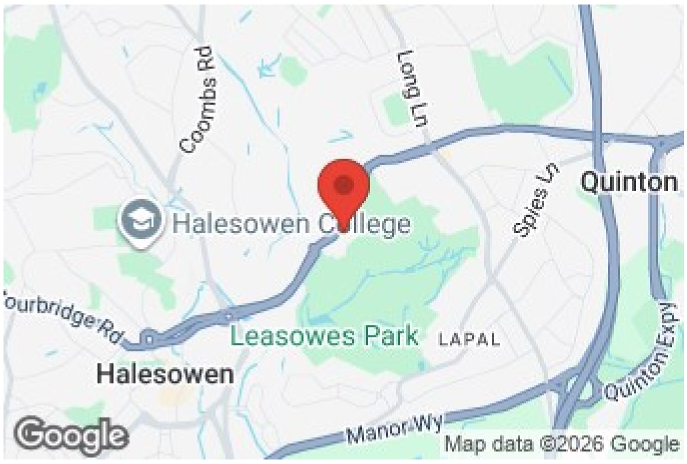



Ground Floor



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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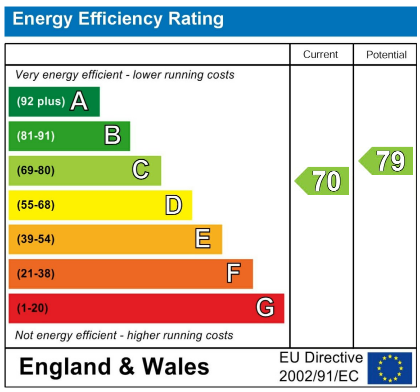

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