Scriven & Co.
Est. 1937

Residential Sales



34, Bourne Avenue, Halesowen, B62 0DS

Offers In Excess Of £350,000

- WELL PRESENTED, EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- EXTENSIVE REAR GARDEN WITH PATIO ONTO LAWN
- EXTENDED KITCHEN DINER/LIVING ROOM & FRONT RECEPTION ROOM
- DOWNSTAIRS W.C & BATHROOM WITH SHOWER CUBICLE
- NO UPWARD CHAIN

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Situated in a popular residential location, conveniently positioned for a host of local amenities, is this extended three-bedroom semi-detached house, benefiting from an extensive rear garden. NO UPWARD CHAIN.

Accommodation comprising enclosed porch, reception hall, lobby, downstairs WC, extended kitchen/ lounge/dining area, front reception room, landing, three bedrooms, bathroom with shower cubicle, small garage/store. Extensive rear garden. Gas boiler serving radiators, double glazing to windows as detailed.

For families, there is a good selection of schools within the surrounding area. Local primary schools include Lapal Primary School and Howley Grange Primary School. Admission is subject to the relevant admissions criteria and catchment areas.

ENCLOSED PORCH (front)
Multi panel single glazed front door, single glazed windows, tile effect floor finish, cupboard housing gas meter, obscure double glazed front door opening onto reception hall.

RECEPTION HALL (inner)
Feature leaded light window onto enclosed porch, panel radiator, wood effect floor finish, staircase off to first floor landing, store cupboard opening off under stairs. Further cloaks cupboard opening off under stairs with coat hooks.

DINING ROOM (front) 3.44m plus bay x 2.82m (3.19m)
Double glazed bay window, panel radiator, fireplace, wood effect floor finish,

EXTENDED KITCHEN/LIVING/DINING SPACE - Overall measurements - 5.15m x 1.71m and 2.18m (3.19m)max) plus bays x 5.72m max

KITCHEN AREA
Panel radiator, double glazed door and double glazed window, tiled floor finish, range of base units with cupboards and drawers and wall mounted storage cupboards, downlights and plinth lights, worktops with tiled splashbacks, double glazed window overlooking garden, obscure double glazed door opening onto garden, recessed spotlights to ceiling, space for fridge freezer, integrated Bosch cooker, four ring electric hob, cooker hood above, single bowl single drainer sink with mixer tap, opening onto lobby area.

LIVING/DINING AREA
Wood effect floor finish, Vaillant log burner, double glazed door and double glazed windows onto rear garden, recessed spotlights to ceiling.

INNER LOBBY (inner)
Tiled floor finish, recessed spotlight to ceiling, doors onto garage and downstairs WC.

DOWNSTAIRS WC (inner)
Tiled floor finish, WC, panel radiator, wash hand basin with hot and cold taps, tiled splashback, recessed spotlight to ceiling.

Staircase from ground floor reception hall leading to first floor accommodation

FIRST FLOOR LANDING (inner/side)
Double glazed window to side, access to roof space, doors off.

BEDROOM ONE (front) 3.44m plus bay x 3.21m (2.83m)
Double glazed bay window, panel radiator, clothes rails,

BEDROOM TWO (rear) 3.22m (2.84m) x 3.18m
Double glazed window, panel radiator,

BEDROOM THREE (front) 2.07m x 2.34m
Double glazed window, panel radiator, fitted blind.

BATHROOM WITH SHOWER CUBICLE (rear) 2.09m 2.17m
Obscure double glazed window, heated towel rail, roll top bath, shower attachment, WC, large shower enclosure with dual shower fitting, shower screen, walls to shower area tiled, recessed spotlights to ceiling, further walls tiled to half wall height, wash hand basin with vanity unit and mixer tap, mirrored cabinet to wall, tiled floor,

GARAGE/STORE (Not suitable for car) 1.91m x 3.50m to door
Plumbing for washing machine. Wall mounted gas boiler. Strip light to ceiling.

EXTENSIVE REAR GARDEN
The property enjoys the benefit of an extensive rear garden with raised decked area, block paved area, large lawn, garden store, borders with plants and shrubs.

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.

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.
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

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).



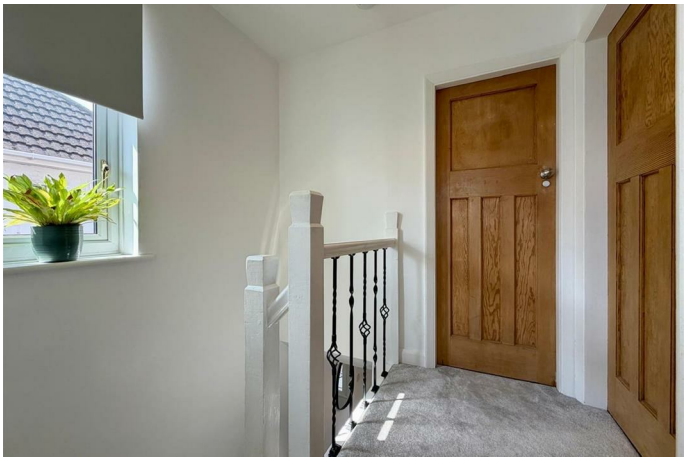














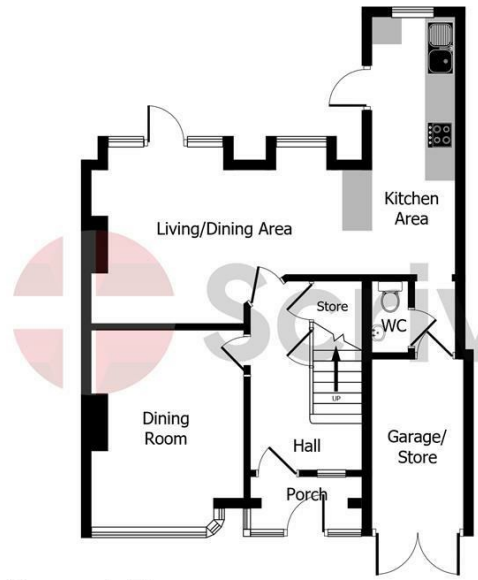












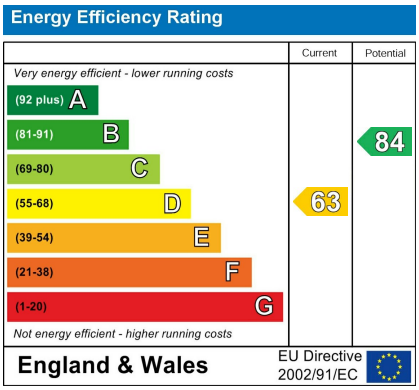
Not to scale. This floor plan is for illustration purposes only.
The position and size of doors, windows and other features are approximate.





Scriven & Co.
Est. 1937

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