Scriven & Co.
Est. 1937

Residential Sales

4, Corville Road, Halesowen, B62 9TJ

Offers In The Region Of £325,000

- EXTENDED SEMI DETACHED HOUSE SITUATED IN A CUL-DE-SAC LOCATION
- THREE BEDROOMS & FIRST FLOOR BATHROOM
- EXTENDED KITCHEN WITH BREAKFAST BAR, LOUNGE AND DINING ROOM
- UTILITY & DOWNSTAIRS WC
- EXTENSIVE REAR GARDEN
- REAR GARAGE ACCESSED VIA SHARED GATED DRIVEWAY

Situated in a cul-de-sac location is this extended three bedroom semi detached house with two reception rooms and extensive rear garden. NO UPWARD CHAIN

The property benefits from off road parking and garage to rear.

Accommodation comprising enclosed porch, entrance hall, lounge, sitting room, extended kitchen with breakfast bar, utility, downstairs WC, side entry, landing, three bedrooms, bathroom, gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (front)
Double glazed windows and double glazed door opening onto

ENTRANCE HALL (inner)
Obscure double glazed window onto porch, panel radiator, staircase with handrail leading to first floor landing. Wood effect floor finish, doors off.

LOUNGE (front) 3.03m (2.66m) x 3.19m plus bay
Double glazed bay window, panel radiator,

DINING ROOM (inner) 3.63m (4.00m) x 4.04m (3.33m)
Panel radiator, wood effect floor finish, door opening onto utility. Double glazed sliding door onto extended kitchen diner.

EXTENDED KITCHEN WITH BREAKFAST BAR (rear) 2.39m x 4.49m
Double glazed window overlooking garden, two double glazed roof windows, panel radiator, tiled floor finish, range of base units with cupboards and drawers, worktops, tiled splashbacks, bowl and a half single drainer stainless steel sink with mixer tap, wall mounted store cupboards at high level, some with display doors and glass shelves, space for range style cooker, stainless steel splashback, cooker hood above, space for fridge freezer, integrated dishwasher, glass panelled door opening onto

UTILITY (Side) 1.91m x 2.88m
Tiled floor finish, panel radiator, single bowl single drainer stainless steel sink with mixer tap and tiled splashback, double glazed window to side and double glazed door onto side entry, plumbing for washing machine, space for condenser drier, extractor, door opening onto

STORE CUPBOARD (Inner)
Single glazed window onto side entry.

DOWNSTAIRS WC (Rear)
Obscure double glazed window, WC with push button flush, wash hand basin with mixer tap, vanity unit, wall mounted gas boiler, panel radiator,

SIDE ENTRY
Doors to front and rear,

Staircase from ground floor reception hall leading to first floor accommodation.

FIRST FLOOR LANDING (inner)
Obscure double glazed window to side, access to roof space with pull down ladder,

BEDROOM ONE (rear) 2.91m x 4.04m
Double glazed window, panel radiator,

BEDROOM TWO (front) 2.91m x 3.20m plus bay
Double glazed bay window, panel radiator,

BEDROOM THREE (front) 3.03m x 2.01m
Double glazed window, panel radiator,

BATHROOM (rear) 3.13m x 1.97m
Tile effect floor, obscure double glazed windows to rear and side, vertical panel radiator, pedestal wash hand basin with mixer tap, towel holder, WC with push button flush, corner bath, shower over bath with dual shower fitting, shower screen, mirror to wall, extractor, walls tiled to full height.

REAR GARDEN
The property enjoys the benefit of an extensive rear garden with garden shed, rear garage (currently used as a store), access to rear.

REAR GARAGE
Accessed via shared gated driveway from Corville Road.

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

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).

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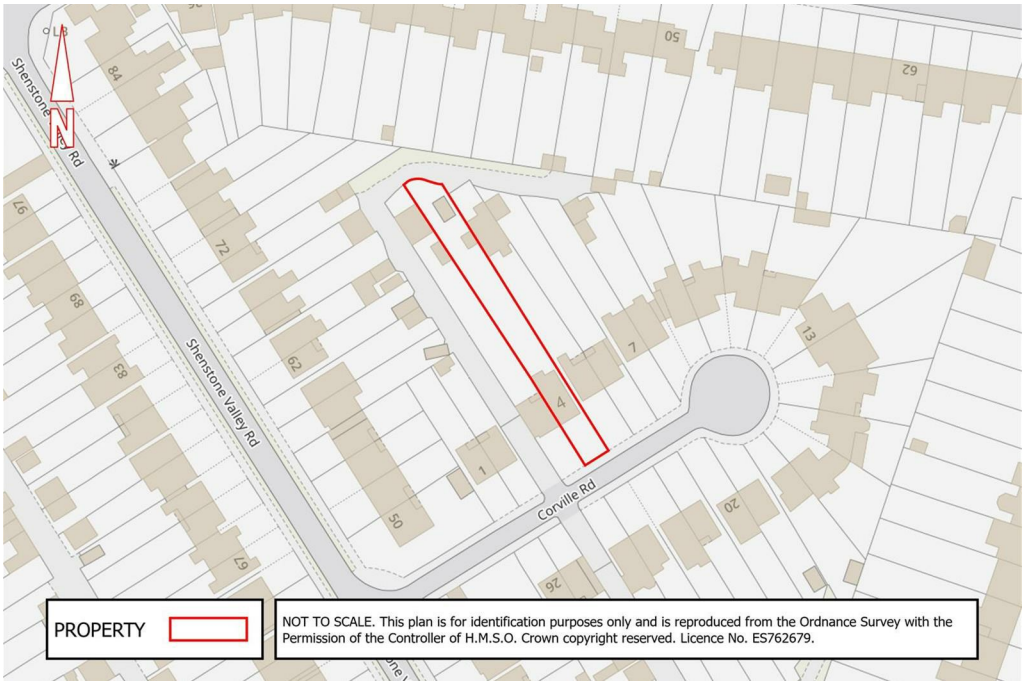
TOWN
NW1
CITY OF LONDON

SAMSUNG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Corville Rd
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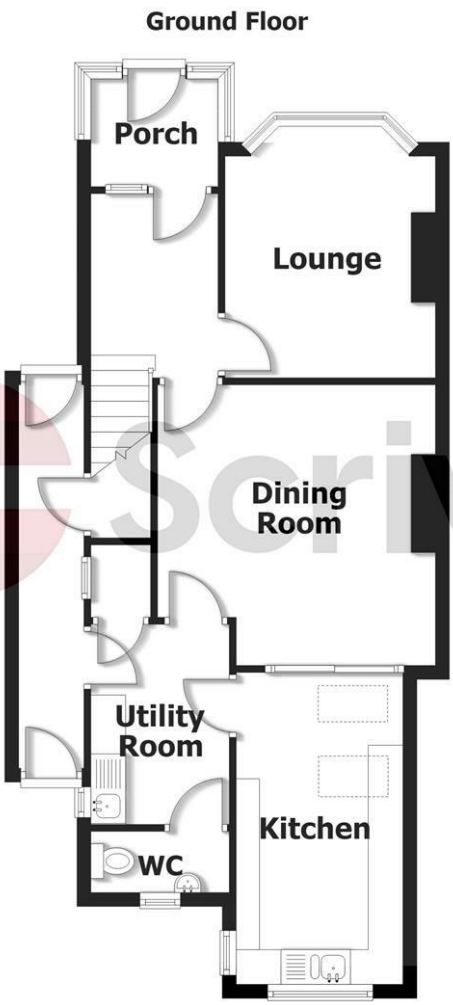

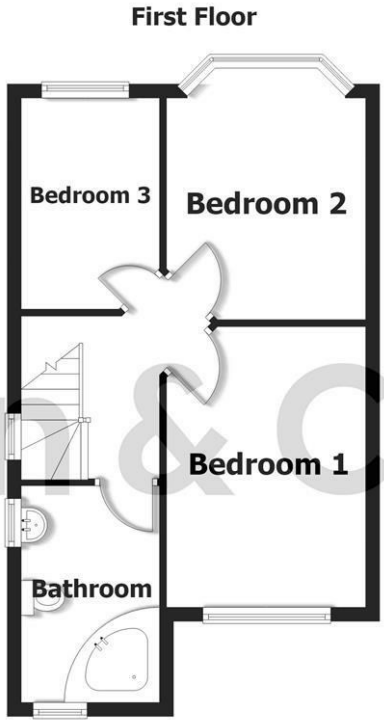

Scriven & Co.
Est. 1937

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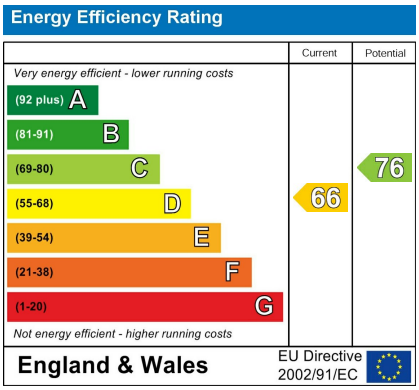

Property Reference: 18720058