Scriven & Co.
Est. 1937

Residential Sales



29, Willowsbrook Road, Halesowen, West Midlands, B62 9RQ

Offers In The Region Of £425,000

- EXTENDED SEMI DETACHED HOUSE
- FOUR BEDROOMS & STUDY
- DOWNSTAIRS WC, EN-SUITE SHOWER ROOM & BATHROOM
- KITCHEN WITH BREAKFAST BAR & UTILITY
- LOUNGE & EXTENDED SITTING ROOM WITH DINING AREA
- REAR GARDEN WITH RAISED DECKING
- NO UPWARD CHAIN

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An extended four bedroom family home with extensive accommodation and good sized rear garden.

Accommodation comprising enclosed porch, reception hall, understairs store, lounge, downstairs WC, extended sitting room with dining area, kitchen with breakfast bar, inner lobby area, utility, small garage, landing, four bedrooms (one with en-suite shower room), cot room/study, bathroom with shower cubicle, rear garden with raised decking, gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (front)
Double glazed front door and double glazed windows, tiled floor finish, recessed spotlights to ceiling. Opening onto reception hall.

RECEPTION HALL (inner)
Double glazed front door, obscure double glazed side panels, panel radiator with radiator cover, panelled wood floor finish, staircase off to first floor landing, coving to ceiling, storage cupboard opening off understairs.

DOWNSTAIRS WC (inner)
Panelled wood floor finish, vertical panel radiator, extractor, recessed spotlights to ceiling, mirror to wall, wash hand basin with mixer tap and vanity unit, WC with push button flush, tiled splashbacks.

LOUNGE (front) 3.49m (3.13m) x 3.63m plus bay
Double glazed bay window, panel radiator, electric fire with fire surround, coving to ceiling,

EXTENDED SITTING ROOM WITH DINING AREA

SITTING ROOM (inner) 3.02m (2.66m) x 3.94m
Electric wall mounted fire, panelled wood floor finish, panel radiator, opening onto

DINING AREA (rear) 2.51m x 2.94m
Double glazed window, under floor heating, panelled wood floor finish, opening onto

KITCHEN WITH BREAKFAST BAR 4.57m x 3.78m max
Double glazed bi-fold doors onto rear garden, recessed spotlights to ceiling, underfloor heating, vertical panel radiator, kitchen fitted with a range of base units with cupboards and drawers, granite worktops with tiled splashbacks, bowl and a half single drainer sink with mixer tap, Neff integrated appliances to include five ring induction hob, microwave, double oven, fridge, freezer, slimline dishwasher. Wall mounted store cupboards at high level.

LOBBY AREA/INNER HALL ONTO UTILITY (inner) 2.46m x 2.06m
Tiled floor finish, single bowl single drainer stainless steel sink with mixer tap, base units with cupboards and drawers, worktops, space for condenser dryer, space and plumbing for washing machine, space for fridge, wall mounted store cupboards at high level, tiled splashbacks, door opening onto garage.

Staircase with glass balustrade leading to first floor landing.

FIRST FLOOR LANDING (inner)
Access to roof space with pull down ladder, part boarded, Velux window.

BEDROOM TWO (front) 3.63m x 3.36m max into wardrobe.
Double glazed window, panel radiator, fitted wardrobes.

BEDROOM ONE (rear) 2.84m (3.53m) plus door recess x 3.20m max
Double glazed window, panel radiator, fitted wardrobes, door opening onto ensuite shower room.

EN-SUITE SHOWER ROOM (side) 1.23m x 2.12
Double glazed Velux roof window, recessed spotlights to ceiling, extractor, tiled floor finish, WC with push button flush, wash hand basin with mixer tap and vanity unit, vertical panel radiator, shower cubicle, walls to shower room tiled to full height.

BEDROOM THREE (rear) 3.62m x 3.02m
Double glazed window, panel radiator, fitted wardrobes.

BEDROOM FOUR (front) 2.18m (2.09m) x 3.61m
Double glazed window, panel radiator,

STUDY (rear) 1.76m x 2.41m
Panelled wood floor finish, double glazed window,

BATHROOM WITH SHOWER CUBICLE(front) 1.93m x 2.35m (2.21m)
Double glazed window, heated towel rail, wash hand basin with mixer tap and vanity unit, wall unit with mirror cupboard and down lighting, bath with mixer tap, WC with push button flush, shower cubicle with digital shower, all walls tiled to full height, extractor.

SMALL GARAGE 4.04m x 2.14m
(Not suitable for car) Wall mounted gas boiler, strip light to ceiling, electric roller shutter door,

REAR GARDEN
Raised decked area with steps down to lawn, further decked area, garden shed.

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 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.

Photographic identification and proof of address will normally be validated through an electronic identity verification process, which includes biometric checks, meaning 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 cost of £30.00 plus 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.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).



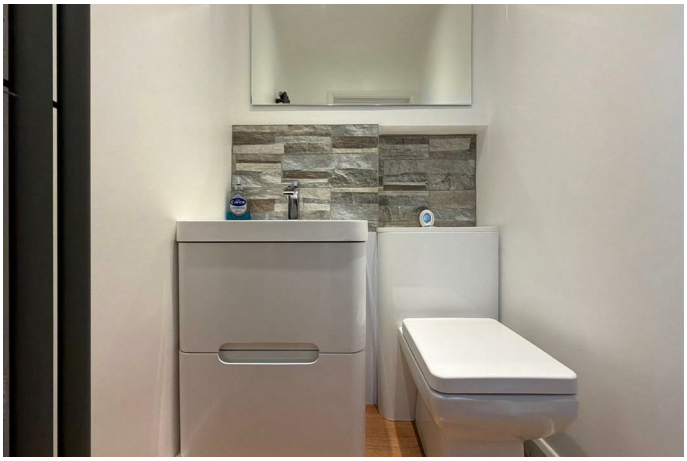






































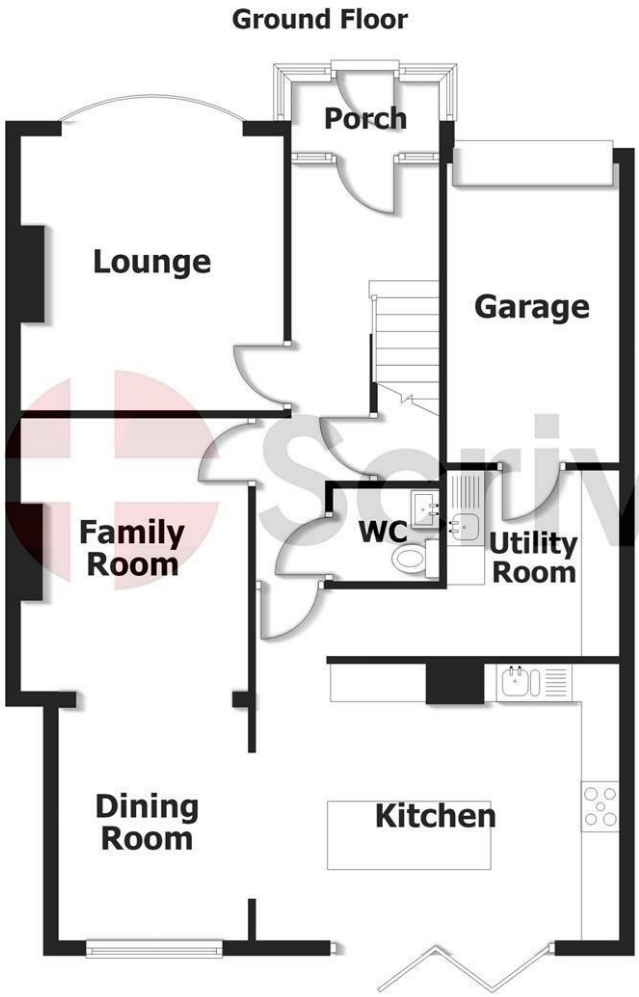


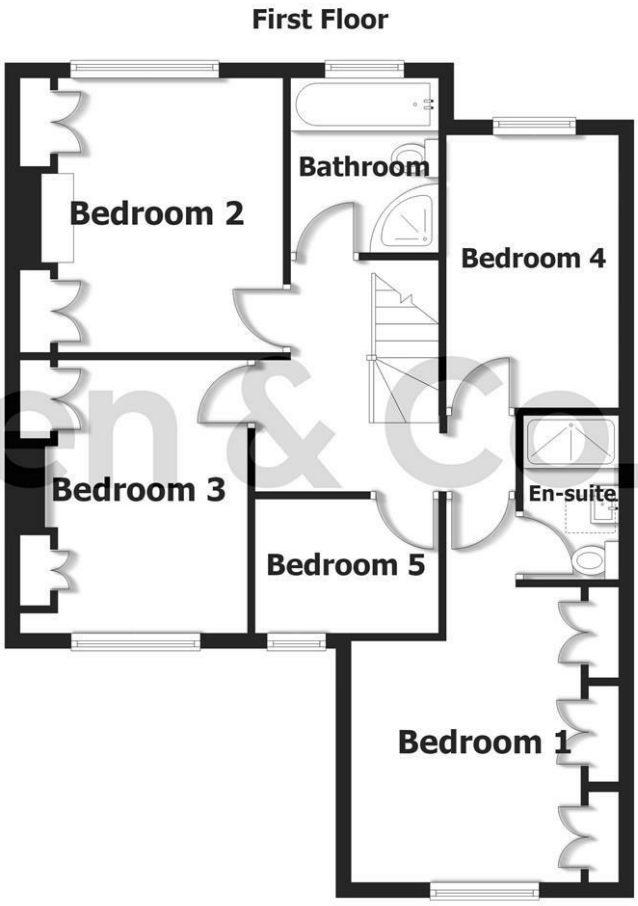










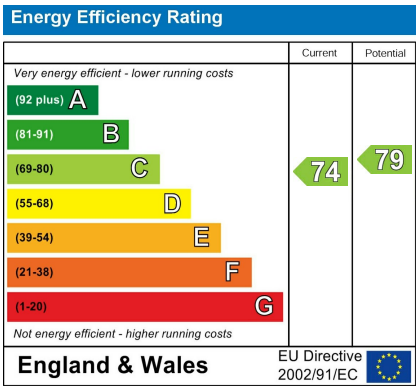






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