



52, Park Road, Quarry Bank, Brierley Hill, DY5 2DF

### Offers In The Region Of £260,000

- AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
  - EXTENDED KITCHEN & THROUGH LOUNGE
- CONSERVATORY OVERLOOKING LARGE REAR GARDEN
  - CONVENIENT FOR STEVENS PARK
  - GARAGE/STORE

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An extended three bedroom semi detached house with garage.

Accommodation comprising enclosed porch, reception hall, through lounge, extended kitchen, conservatory, landing, three bedrooms, bathroom, garage/store, large rear garden with decked areas and lawn, gas boiler serving radiators, double glazing to windows as detailed.

#### ENCLOSED PORCH (front)

Obscure double glazed front door, front door opening onto reception hall.

#### RECEPTION HALL (inner)

Leaded light panels onto enclosed porch, panel radiator, staircase off to first floor landing, store cupboard off understairs with obscure double glazed window to side and steps down.

#### THROUGH LOUNGE (front to rear) 3.33m max x 6.84m plus bay

Double glazed bay window, double glazed sliding door onto conservatory, gas fire, coving to ceiling, door opening onto kitchen.

#### EXTENDED KITCHEN (rear) 1.77m x 4.86m

Tiled floor finish, single bowl single drainer stainless steel sink with mixer tap, plumbing for washing machine, four ring gas hob, cooker, cooker hood above, space for fridge, space for condenser drier, store cupboard housing gas boiler, base units with cupboards and drawers, worktops, tiled splashbacks, double glazed door opening onto conservatory.

#### CONSERVATORY (rear) 2.70m x 2.24m

Panel radiator, double glazed windows, ceiling light/fan.

Staircase from reception hall leading to first floor landing.

#### FIRST FLOOR LANDING (inner/side)

Obscure double glazed window, door off.

#### BEDROOM ONE (front) 3.36m plus bay x 3.37m

Double glazed bay window, panel radiator.

#### BEDROOM TWO (rear) 3.34m x 3.35m

Double glazed window, panel radiator.

#### BEDROOM THREE (front) 1.82m x 2.12m

Double glazed window, panel radiator.

#### BATHROOM (rear) 1.78m x 1.70m

Obscure double glazed window, WC with push button flush, wash hand basin with hot and cold tap, panel bath with mixer tap, electric shower over bath, extractor, shower curtain rail.

#### REAR GARDEN

Decked area, stone chipped area, pathway to raised decking at top of garden, patio area.

#### GARAGE/STORE (not measured)

#### AGENTS NOTE

The access to the garage is via the side of the house. The access has a limited width and therefore the garage may not be suitable for some cars. Prospective purchasers should check the width if they intend to use the garage to store a car.

#### 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 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.

VIEWING

By appointment with Scriven & Co. Residential Sales Department on 0121-422-4011 (option 1).

#### **Important notices**

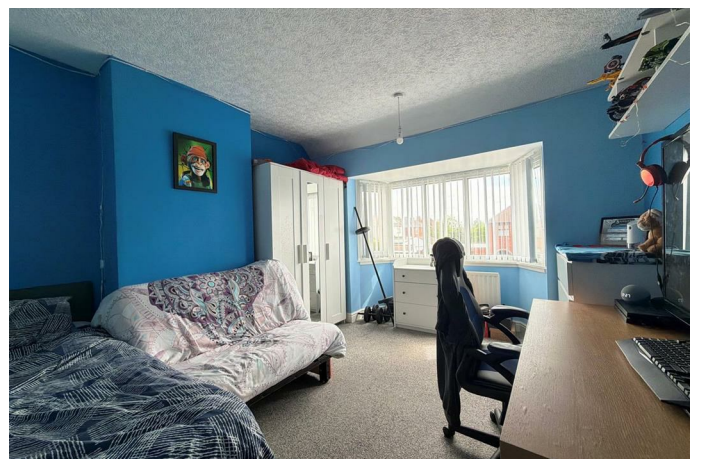
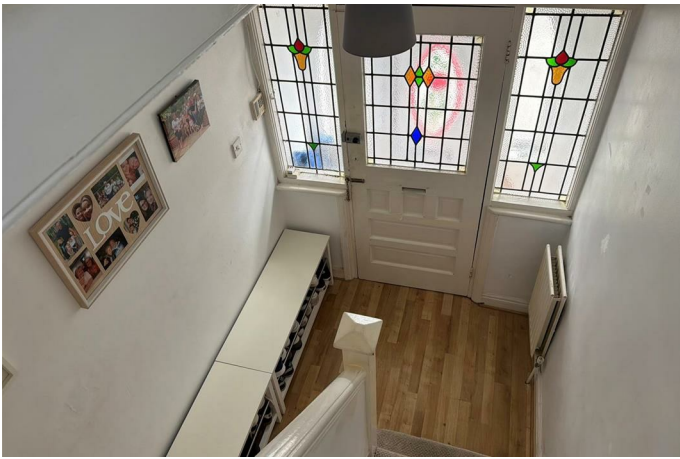
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by 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.

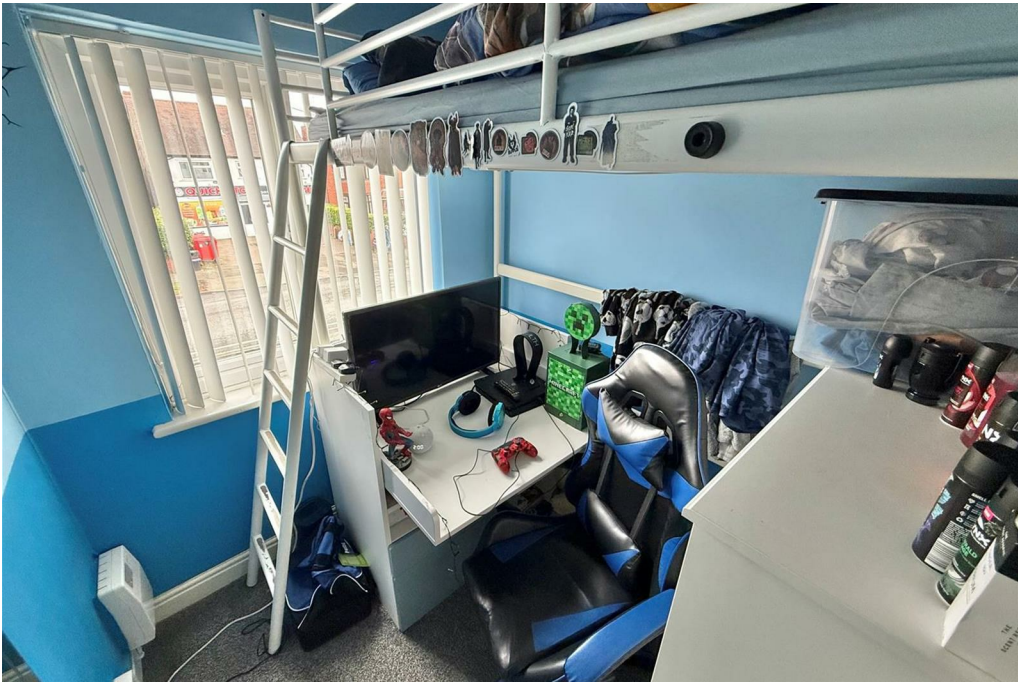
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

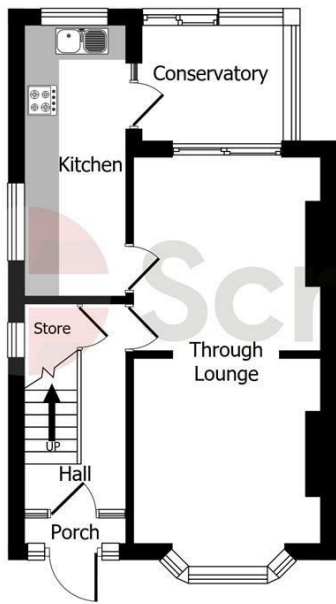
**VAT:** All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).



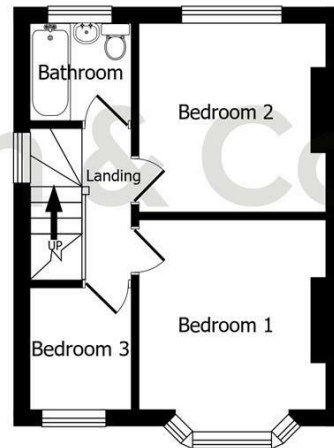








Ground Floor



First Floor

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



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- Tel: 0121 422 4011
- E-mail: [quinton@scriven.co.uk](mailto:quinton@scriven.co.uk)
- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC