Scriven & Co.
Est. 1937

Residential Sales

34, Hill Top Avenue, Halesowen, B62 9EH

Offers In The Region Of £210,000

- SEMI DETACHED HOUSE SITUATED IN CUL-DE-SAC
- KITCHEN/DINER & LIVING ROOM
- DOWNSTAIRS W.C & FIRST FLOOR BATHROOM
- THREE BEDROOMS
- GOOD SIZED GARDEN
- NO UPWARD CHAIN

Situated in a cul-de-sac location is this three-bedroom semi-detached house with good sized garden. NO UPWARD CHAIN

Accommodation comprising: Entrance Hall, living room, rear lobby, under stairs store, ground floor w.c., storage recess, kitchen/diner, landing, three bedrooms, bathroom, gas boiler serving radiators, double glazing to windows as detailed, good sized rear garden.

ENTRANCE HALL (Front/inner)
Double glazed composite front door, panel radiator, staircase off to first floor landing with handrail.

LIVING ROOM (Front) 4.24m (max) (3.88m) x 4.20m (max into bay)
Double glazed bay window, panel radiator.

HALLWAY (Rear)
Tiled floor finish, obscure double-glazed door opening onto rear garden, strip light to ceiling, store cupboard opening off understairs with obscure double-glazed window, gas meter, shelving and coat hooks.

STORAGE RECCESS (Inner/side)
Obscure double-glazed window to side, w.c. with low level flush, obscure double-glazed window, panel radiator, tiled floor finish.

KITCHEN/DINER (Rear) 3.20m (2.82m) x 3.46m
Panel radiator, double glazed window to rear, range of base units with cupboards and drawers, worktops, single bowl, single drainer stainless steel sink with mixer tap, cooker, four ring gas hob with cooker hood above, splashback to gas hob, plumbing for washing machine, breakfast bar, wall mounted storage cupboards at high level.

Staircase from ground floor reception hall leading off to

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

BEDROOM 1 (Front) 3.75m x 3.20m
Double glazed window to front, panel radiator, coving to ceiling.

BEDROOM 2 (Rear) 2.77m x 3.47m
Panel radiator, double glazed window.

BEDROOM 3 (Rear) 2.45m x 2.39m
Double glazed window, panel radiator.

SHOWER ROOM (Front) 1.93m (max) x 2.40m (1.59m)
Obscure double-glazed window, panel radiator, w.c., shower cubicle, shower panels to shower enclosure, store cupboard over with shelving.

REAR GARDEN

AGENTS NOTE - There is Mares tail growing in the front garden.

COUNCIL TAX BAND B

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 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

Residential Sales Viewing

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

Est. 1937

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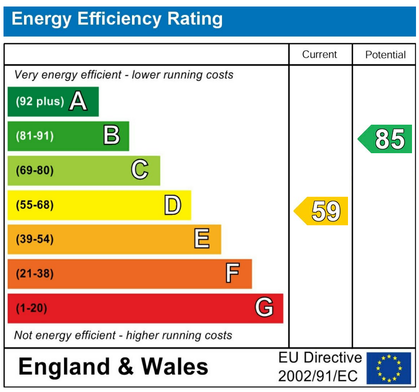
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS



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