Scriven & Co.
Est. 1937

Residential Sales

24, Woodland Road, Halesowen, B62 8JT

Offers In The Region Of £325,000

- EXTENDED SEMI DETACHED HOUSE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS & KITCHEN DINER
- DOWNSTAIRS W.C, FIRST FLOOR BATHROOM & SHOWER ROOM
- EXTENSIVE REAR GARDEN
- OFF ROAD PARKING & GARAGE
- NO UPWARD CHAIN

All Buildings Great & Small

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UKAS MANAGEMENT SYSTEMS 014
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An opportunity to acquire an extended four bedroom semi detached house with large rear garden. The property benefits from a shower room and bathroom. NO UPWARD CHAIN

Accommodation comprising enclosed porch, reception hall, understairs store, lounge, utility, extended kitchen/diner, inner lobby, downstairs WC, , living room, landing, four bedrooms, bathroom, shower room, garage Gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (front)
Double glazed front door and double glazed windows, single glazed front door opening onto reception hall.

RECEPTION HALL (inner)
Panel radiator, staircase off to first floor landing. Store cupboard opening off under stairs with shelving and gas meter.

LOUNGE (front) 3.71m max (3.39m) x 3.42m plus bay
Double glazed bay window, window shutters, panel radiator, fire, wood effect floor finish, double doors opening onto living room.

UTILITY (FORMER KITCHEN) (inner) 1.95m x 2.64m
Panel radiator, tile effect floor, wall mounted store cupboards at high level, worktops, plumbing for washing machine, archway onto extended kitchen diner.

EXTENDED KITCHEN DINER (rear) 4.64m x 3.53m
Tile effect floor, panel radiator, double glazed Velux window, double glazed window overlooking garden, cupboard housing Worcester gas boiler, double glazed door onto rear garden. Kitchen fitted with a range of base units with cupboards and drawers, worktops, bowl and a half single drainer stainless steel sink with mixer tap, five ring gas hob, stainless steel cooker hood above, double oven, pull out larder unit, space and plumbing for washing machine, opening onto living room.

LIVING ROOM (rear) 5.70m x 2.85m (3.55m max plus recess)
Double glazed Velux roof window, double glazed double doors onto rear garden, panel radiator, ornamental coving, ornamental ceiling rose, gas fire with fire surround. Door off kitchen onto inner lobby.

INNER LOBBY (inner)
Door leading to downstairs WC.

DOWNSTAIRS WC (inner)
WC with push button flush, wash hand basin with vanity unit and mixer tap, towel holder.

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

FIRST FLOOR LANDING
Access to roof space,

BEDROOM ONE (front) 3.57m x 3.43m
Double glazed window, panel radiator,

BEDROOM TWO (rear) 3.72m x 3.54m
Double glazed window, panel radiator, recessed spotlights to ceiling, fitted wardrobes,

BEDROOM THREE (front) 2.03m x 3.37m
Double glazed window, panel radiator, access to roof space, recessed spotlights to ceiling.

BEDROOM FOUR (front) 2.00m x 2.19m
Double glazed window, panel radiator, fitted wardrobe over staircase.

SHOWER ROOM (rear) 1.82m x 1.86m
Obscure double glazed window, heated towel rail, WC with push button flush, pedestal wash hand basin with hot and cold tap, walls tiled to full height, extractor, recessed spotlights to ceiling.

BATHROOM (rear) 1.76m x 1.79m
Obscure double glazed window, heated towel rail, recessed spotlights to ceiling, extractor, electric shower, WC with push button flush, pedestal wash hand basin with mixer tap.

GARAGE 2.04m x 4.95m
Garage door to front. Plumbing for washing machine. Agents note – garage not suitable for car.

GARDEN
Decked area with steps down to large lawn, garden store, pathway.

COUNCIL TAX BAND C (Dudley)

TENURE
We are verbally advised that 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

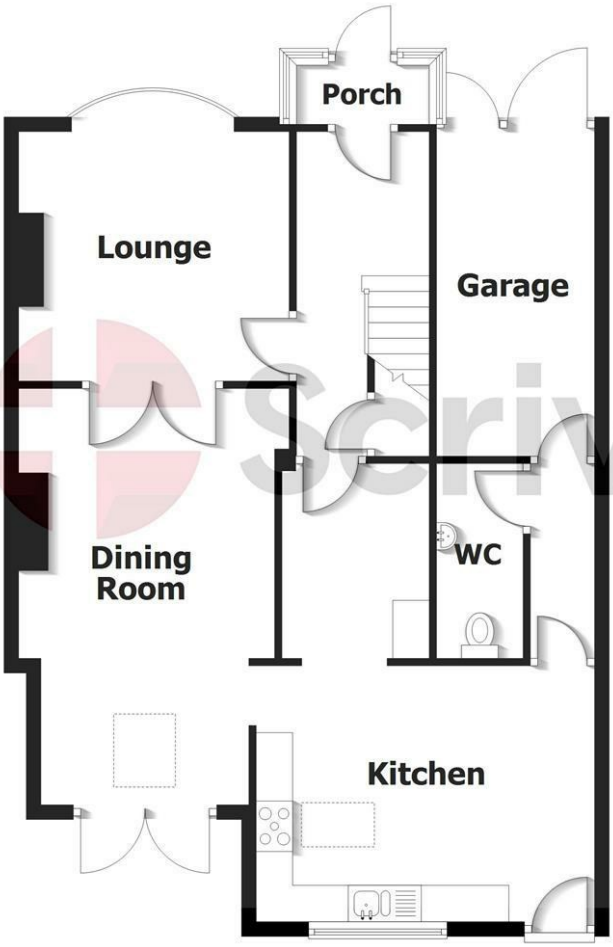
Electric supply:
https://www.energynetworks.org/customers/find-my-network-operator
https://www.nationalgrid.co.uk

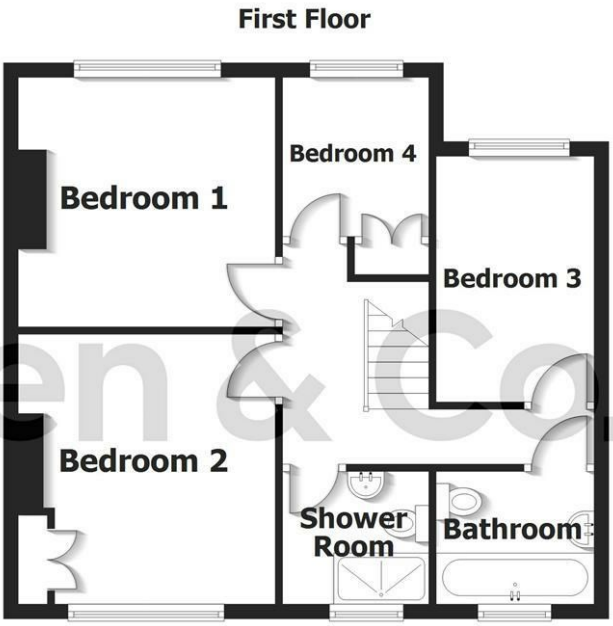
Water supplier:
https://www.ofwat.gov.uk/households/your-water-company
https://www.water.org.uk/customers/find-your-supplier

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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Est. 1937

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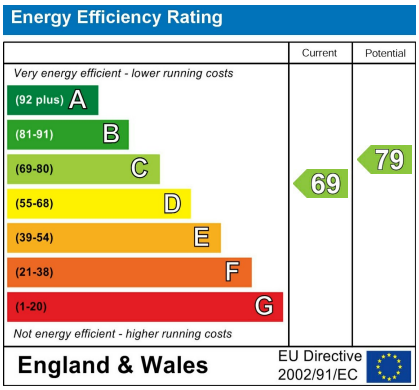

Property Reference: 18794009