



52, Middlefield Lane, Hagley, Stourbridge, DY9 0PX

Offers In The Region Of £750,000

- A MUCH IMPROVED AND EXTENDED FIVE BEDROOM DETACHED HOUSE SITUATED ON A SOUGHT AFTER ROAD
 - RE-FITTED DOWNSTAIRS WC, HOUSE BATHROOM WITH SHOWER CUBICLE AND EN-SUITE SHOWER ROOM
- RE-FITTED KITCHEN WITH CENTRAL ISLAND AND LARGE EXTENDED LIVING ROOM WITH DINING AREA HAVING ROOF LANTERN
 - LARGE INTEGRAL GARAGE AND ADDITIONAL GARAGE TO REAR WITH CAR PORT
- LANDSCAPED REAR GARDEN WITH DECKED AREA, ARTIFICIAL GRASS AND WOOD CHIPPED PLAY AREA

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Situated on a sought after road in Hagley is this much improved and extended five bedroom detached house with large integrated garage and landscaped rear garden. The property has the benefit of an additional garage to the rear with car port.

Accommodation comprising hallway, cloaks cupboard, downstairs WC, store cupboard, refitted kitchen with central island, L-shaped lounge with dining area having roof lantern, central landing, five bedrooms (one with en-suite shower room and dressing room), house bathroom with shower cubicle, large garage, additional garage to rear, gas boiler serving radiators. Double glazing to windows as specified. Landscaped rear garden.

ENTRANCE HALLWAY (front)

Obscure double glazed front door and obscure double glazed windows, vertical panel radiator, coving to ceiling, tiled floor finish, cloaks cupboard, cupboard housing boiler.

DOWNTAIRS WC (side)

WC with concealed flush, obscure double glazed window, panel radiator, recessed spotlights to ceiling, pedestal wash hand basin with mixer tap and vanity unit, tiled splashback to wash hand basin.

RE-FITTED KITCHEN WITH CENTRAL ISLAND (rear)

4.51m x 3.29m plus 3.16m x 2.12m max

Two double glazed windows to rear, double glazed door onto rear garden, double glazed windows to front, tiled floor finish, recessed spotlights to ceiling, vertical panel radiator. Kitchen fitted with a range of base units with cupboards and drawers, quartz worktops with upstands, inset sink with built in drainer and mixer tap, central island with space for four seats, induction hob, extractor. Integrated appliances to include dishwasher, wine chiller, large fridge freezer, "Bosch" double oven and washing machine.

L-SHAPED LOUNGE 4.00m x 2.00m plus 3.65m x 5.97m

Two panel radiators, vertical panel radiator, feature gas fire, double glazed window to front, storage wall, space opening onto

DINING AREA (rear) 2.41m x 5.03m

Double glazed roof lantern, double glazed bi-fold doors opening onto rear garden, vertical panel radiator, recessed spotlights to ceiling.

Staircase from ground floor leading to first floor accommodation.

LANDING (inner)

Double glazed window to front,

BEDROOM ONE (front) 4.05m x 3.86m

Double glazed window, panel radiator, coving to ceiling.

DRESSING AREA (rear) 1.98m x 1.73m

Obscure double glazed window to rear, fitted wardrobes, coving to ceiling,

RE-FITTED EN-SUITE SHOWER ROOM 2.06m x 2.37m

Obscure double glazed window, recessed spotlights to ceiling, tiled floor finish, heated towel rail, wash hand basin with vanity unit and mixer tap, WC with push button flush, walk in shower cubicle with electric shower, shower cubicle tiled to full height,

BEDROOM TWO (rear) 3.34m x 4.54m

Double glazed window, panel radiator,

BEDROOM THREE (rear) 3.07m x 2.85m

Double glazed window, panel radiator, coving to ceiling,

BEDROOM FOUR (rear) 2.75m x 3.07m

Double glazed window, panel radiator, coving to ceiling, access to roof space with pull down ladder,

BEDROOM FIVE (front) 3.69m x 1.81m

Double glazed window, panel radiator, coving to ceiling.

RE-FITTED HOUSE BATHROOM WITH SHOWER

CUBICLE (side) 2.72m x 2.28m

Recessed spotlights to ceiling, panel radiator, panel bath with mixer tap, tiled splash back, walk in shower cubicle with dual shower fitting, wash hand basin with vanity unit and mixer tap, WC with concealed flush,

LANDSCAPED REAR GARDEN

Patio area with stone chippings, wood chipped play area, raised artificial lawn, decked area, garden fencing, hot tub, garden store, gate giving access to rear,

LARGE GARAGE (not measured)

with electric door and door onto garden

REAR GARAGE WITH CAR PORT (rear) (not measured)

Located to the rear of the property via shared driveway.

AGENTS NOTE - There is a joint maintenance responsibility for the shared driveway.

COUNCIL TAX BAND G (Bromsgrove)

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

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : 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.

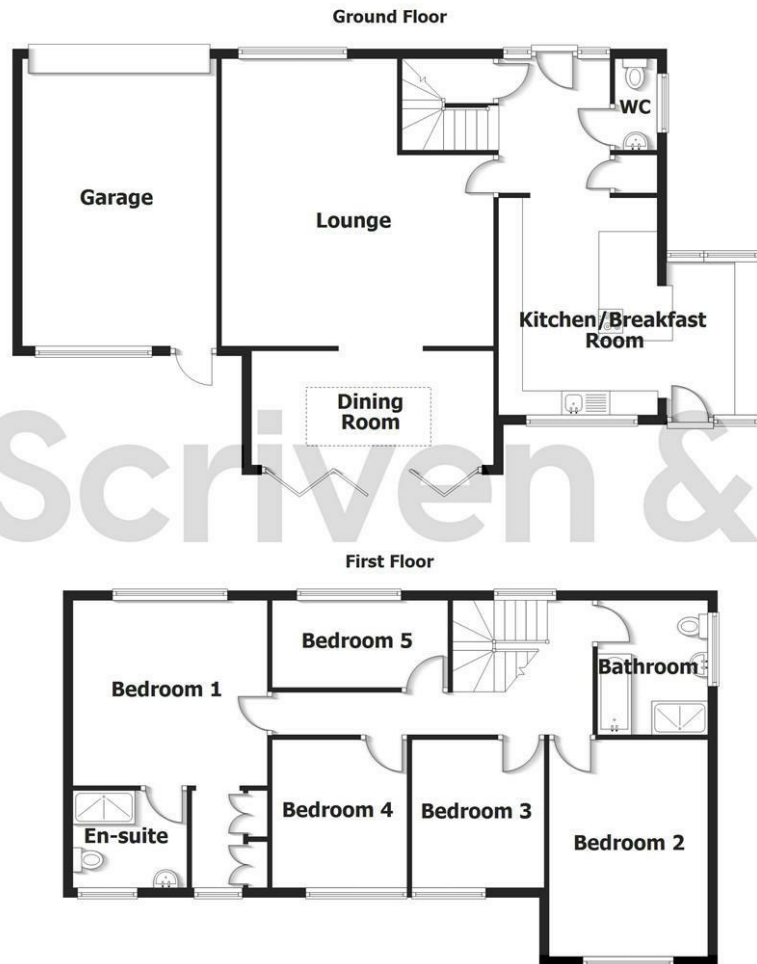
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).











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

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