



50, Goodrest Avenue, Halesowen, B62 0HR

Offers In The Region Of £375,000

- EXTENDED SEMI DETACHED HOUSE WITH FLEXIBLE ACCOMMODATION
- POPULAR RESIDENTIAL LOCATION CONVENIENT FOR A HOST OF AMENITIES
 - THREE FIRST FLOOR BEDROOMS AND A GARAGE CONVERSION
 - EXTENDED KITCHEN DINER AND TWO RECEPTION ROOMS
 - BATHROOM WITH SHOWER ENCLOSURE
 - EXTENSIVE REAR GARDEN WITH SUMMER HOUSE
 - BLOCK PAVED DRIVEWAY

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An extended semi-detached house with flexible accommodation having three first floor bedrooms and ground floor garage conversion. The property benefits from an extensive rear garden.

Accommodation comprising enclosed porch, reception hall, garage conversion/bedroom four, through living room, living room comprising dining room, extended kitchen/diner/utility, landing, three bedrooms, bathroom with shower, gas boiler serving radiators, double glazing to windows as detailed. Extensive rear garden with Summer house. Block paved driveway to front.

ENCLOSED PORCH (front)

Double glazed front door and double glazed windows. Obscure double glazed front door opening onto

RECEPTION HALL (inner)

Panel radiator, staircase off to first floor landing with hand rail, ornamental coving to ceiling, wood effect floor finish, door opening onto

GARAGE CONVERSION/BEDROOM FOUR 4.25m x 2.26m

Double glazed window to front,

DINING ROOM (front) 3.93m x 3.29m plus bay

Double glazed bay window with leaded light effect panels at high level, electric fire with fire surround, ornamental coving to ceiling, ornamental ceiling rose, panel radiator, single glazed double doors opening onto

LIVING ROOM (rear) 3.32m x 4.70m into bay

Wood effect floor, double glazed double doors onto rear garden and double glazed windows, ornamental coving to ceiling, electric fire with fire surround, panel radiator, door opening onto reception hall.

EXTENDED KITCHEN/DINER/UTILITY (rear) 2.30m x 2.71m plus 4.35m x 2.61m plus 2.15m x 2.64m

Tile effect floor finish, single bowl single drainer stainless steel sink with mixer tap, range style cooker with five ring gas burner, cooker hood above, base units with cupboards and drawers, worktops, plumbing for washing machine, two obscure double glazed windows to side, double glazed window and sliding double glazed door opening onto rear garden. Space for fridge, plumbing for washing machine with cupboard and worktop above, wall mounted "Worcster" gas boiler, feature arched window from utility area of kitchen to kitchen entrance, further base units with drawers and worktop, space for fridge freezer, display cabinets. Vertical panel radiator.

Staircase from ground floor reception hall leading to

FIRST FLOOR LANDING (inner/side)

Obscure double glazed window to side, access to roof space with pull down ladder.

BEDROOM ONE (front) 3.31m plus bay x 3.60m

Double glazed bay window, panel radiator, ceiling rose,

BEDROOM TWO (rear) 3.43m plus bay x 3.32m max

Wood effect floor, double glazed bay window, coving to ceiling,

BEDROOM THREE (front) 2.14m x 2.11m

Double glazed window, wood effect floor, panel radiator, coving to ceiling,

BATHROOM (rear) 2.39m x 2.40m

Obscure double glazed window, panel radiator, recessed spotlights to ceiling, wash hand basin with mixer tap and vanity unit, shower enclosure with electric shower, dual shower fitting, bath with shower attachment, WC with push button flush, towel holder, walls tiled to approximately half wall height, walls to shower enclosure part tiled, tile effect floor finish.

REAR GARDEN

The property enjoys the benefit of an extensive rear garden with large paved patio with seating area, steps down and pathway to top of garden, large lawn area, beds with shrubs and plants. Summer house to top of garden and further garden shed. Outside tap.

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 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>

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.

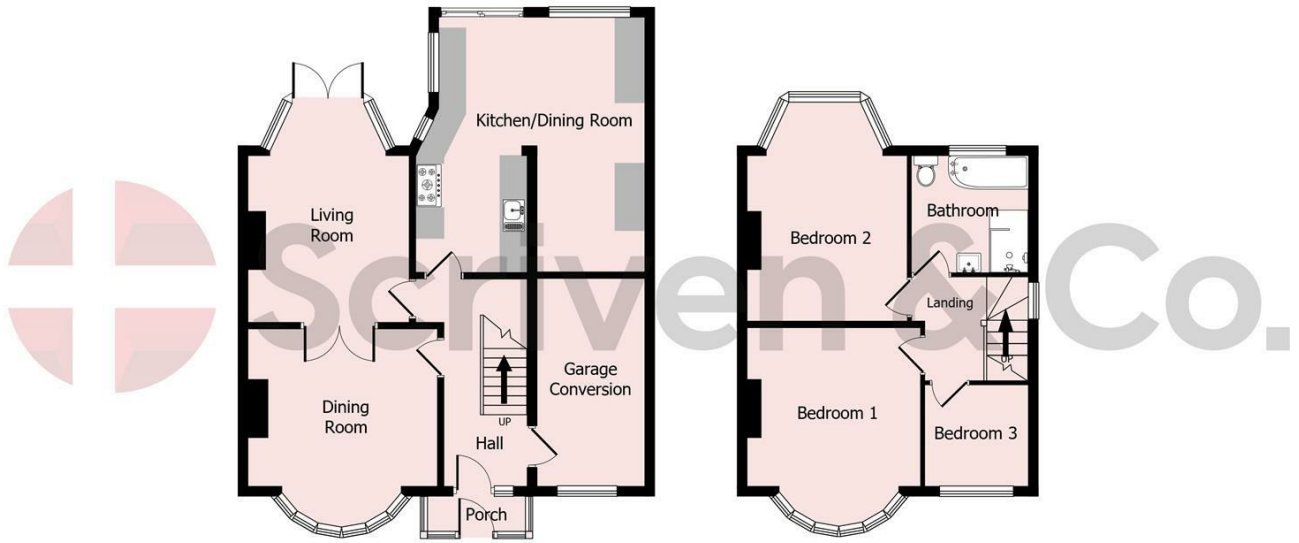
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any 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).











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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(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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