



## 8 Round Hill Farm Cottages, Whittington Hall Lane, Kinver, DY7 6PH

### Offers In The Region Of £525,000

- SITUATED IN A COUNTRY LANE SURROUNDED BY FIELDS
- EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE WITH SELF CONTAINED ANNEXE ACCOMMODATION
  - OPEN PLAN GROUND FLOOR LIVING SPACE
  - KITCHEN/LIVING/ FAMILY AREA, LOUNGE AND DOWNSTAIRS W.C
- BEDROOM ONE WITH EN-SUITE BATHROOM WITH ROLL TOP BATH AND SHOWER
- GARDEN WITH HOT TUB, PATIO AND GARDEN CABIN/HOME OFFICE
  - DELIGHTFUL VIEWS OF COUNTRYSIDE

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Situated in a country lane surrounded by countryside is this delightful extended four bedroom semi detached house with ground floor 'one bedroom' annexe having its own kitchenette and shower room.

Accommodation comprising entrance hall, store cupboard, downstairs WC, lounge, kitchen, family/dining space, landing, four bedrooms (bedroom one with mezzanine study and en-suite bathroom with shower, bathroom, store cupboard. Double glazing where specified, LPG Gas - Boiler serving radiators. Delightful rear garden with patio area onto lawn. Garden cabin/home office. Further parcel of Green Belt land to rear.

#### ENTRANCE HALL (front/inner)

Double glazed composite front door and double glazed windows, tiled floor finish, vertical panel radiator, shoe storage, cloaks cupboard, staircase leading off to first floor landing, recessed spotlight to ceiling.

#### DOWNSTAIRS WC (inner)

Tiled floor finish, saniflow WC, wash hand basin with mixer tap, vanity unit, built in store cupboard, walls tiled to approximately half wall height,

#### LOUNGE (front) 3.35m x 4.07m

Panel radiator, double glazed bow window with shutters, coving to ceiling, 'Burley' wood burning stove, mantle piece, built in cupboard, archway onto

#### KITCHEN/FAMILY/DINING AREA (Rear) 3.66m x 3.26m plus 7.68m to door x 2.54m

Double glazed electric opening roof light, recessed spotlights, two double glazed sliding doors, double glazed window, range of base units with cupboards and drawers, worktops, oven, grill, warming drawer, four ring electric hob, stainless steel cooker hood above, bowl and a half single drainer stainless steel sink, boiler tap, plumbing for dishwasher, wall mounted wine fridge, store cupboard sat high level, pull out larder unit, wood effect herringbone pattern floor finish, part under floor heating (in family/dining area)

#### UTILITY (Inner)

Plumbing for washing machine, hot and cold mixer water tap, wood effect floor.

Staircase from ground floor reception hall leading to landing area with steps off either side.

#### BEDROOM ONE WITH MEZANNINE STUDY AREA 5.25m x 3.06m

Two double glazed windows, fitted wardrobes, recessed spotlights to ceiling, under floor heating, staircase to mezzanine study area,

#### EN-SUITE BATHROOM WITH SHOWER (front)

Double glazed window, WC, roll top bath, shower, walls to shower part tiled, shower curtain rail, bowl sink with vanity unit, under floor heating.

#### MAIN LANDING (inner)

Doors off, access to part boarded roof space. Store

cupboard.

#### BEDROOM TWO (rear) 4.10m x 2.81m plus store cupboard

Double glazed window, panel radiator, overbed storage, built in cupboard.

#### BEDROOM THREE (front) 3.16m x 2.99m

Double glazed window, panel radiator, wardrobes.

#### BEDROOM FOUR (rear) 3.00m x 2.80m max (2.17m minimum) and storage unit.

Double glazed window, panel radiator,

#### BATHROOM (front) 1.65m x 2.24m

Double glazed window, heated towel rail, WC with push button flush, pedestal wash hand basin, P-Shaped bath with shower attachment, shower screen, recessed spotlights to ceiling, walls tiled to full height,

#### GROUND FLOOR ANNEXE

The annexe is currently accessed separately to the main accommodation. However, an opening could be created to access the accommodation via the house.

Comprising kitchenette, lounge, shower room, WC, bedroom, double glazed windows as specified, hot water under floor heating.

#### LIVING ROOM 3.01m x 4.64m

Double glazed panoramic doors, recessed spotlights to ceiling, wall mounted Ideal combination gas boiler, AGENTS NOTE The combination boiler is plumbed as a system boiler. This serves the whole house.

#### SHOWER ROOM (inner)

Part tiled floor, shower cubicle, electric shower with dual shower fitting, shower panels, extractor,

#### SEPARATE WC (inner)

WC with concealed flush, wash hand basin with mixer tap, tiled splashback, extractor, corner cupboard, shelving,

#### STORE CUPBOARD

#### BEDROOM 2.40m x 2.94m

Double glazed bow window, window shutters, recessed spotlights to ceiling, fitted wardrobe, shelf at high level,

#### KITCHENETTE 2.01m x 1.83m

Tiled floor finish, single bowl sink with hot and cold tap, base unit with worktop, integrated dishwasher and fridge freezer, two ring induction electric hob, cooker, Lamona microwave grill, wall mounted store cupboard at high level, shelf at high level, recessed spotlights to ceiling.

#### DELIGHTFUL REAR GARDEN WITH FAR REACHING VIEWS

Wrap around patio area, decked area, shaped lawn, children's play area, lawn, hot tub, garden store.

#### GARDEN CABIN/HOME OFFICE

Built under permitted development rights - no building regulations.

## AGENTS NOTE

The triangular Parcel of land to the rear of the garden is for agricultural use only and falls within the greenbelt. The land cannot be used as Garden land.

## AGENTS NOTE

Severn Trent Green Power West Birmingham AD Facility (Roundhill) is located to the rear of the property (less than 0.5 miles away)

## COUNCIL TAX BAND C

## 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

Gledhill vented buffer tank, currently setup with immersion heater for domestic hot water. Can optionally take solar water, and heating system input.

LPG combi boiler runs the central heating system, but could be connected to provide on-demand domestic hot water.

There is a Defro 20kW wood pellet boiler in the front shed, which would require a new controller and refurbishment. Flow and return pipes are located in the front shed for connection to the main heating system by a suitably qualified competent person.

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. Mains water, electric and mains drainage. NO MAINS GAS TO PROPERTY.

## 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:

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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.

### 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).











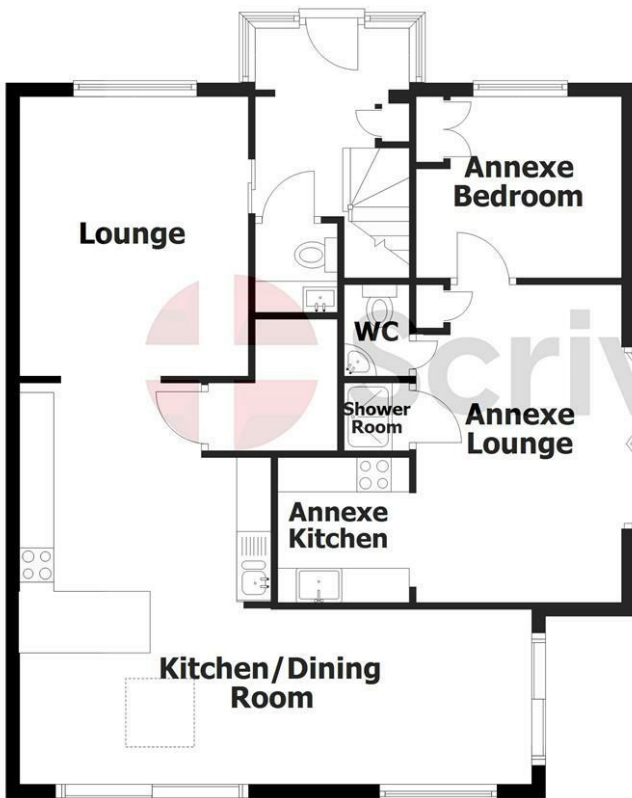




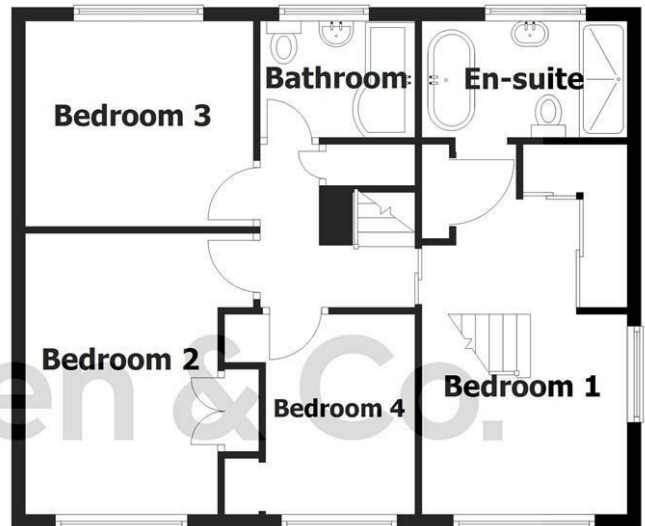




Ground Floor



First Floor



Second Floor



- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: [quinton@scriven.co.uk](mailto:quinton@scriven.co.uk)
- [www.scriven.co.uk](http://www.scriven.co.uk)
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 45      | 57        |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Property Reference: 18704580