



115, Narrow Lane, Halesowen, B62 9PF

### Offers In The Region Of £220,000

- A TASTEFULLY PRESENTED TERRACED HOUSE
- THREE BEDROOMS & FIRST FLOOR BATHROOM WITH SHOWER CUBICLE
- ATTRACTIVE REAR GARDEN WITH PATIO & BARBEQUE AREA
- KITCHEN DINER & TWO RECEPTION ROOMS
- PRIVATE SIDE ENTRY & DOWNSTAIRS W.C
- LESS THAN A MILE FROM ROWLEY REGIS TRAIN STATION

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A tastefully presented three bedroom terraced house with kitchen/diner and two reception rooms. The property benefits from its own private side entry, downstairs wc, first floor bathroom with shower cubicle and attractive rear garden.

Accommodation comprising - Private side entry, entrance lobby, lounge, kitchen diner, rear lobby, downstairs WC, playroom/dining room, first floor landing, storage recess, three bedrooms (bedroom three is accessed via bedroom two), bathroom with shower cubicle, gas boiler serving radiators, double glazing to windows as detailed. Attractive rear garden.

The property is planned on two floors and is approached via a private side entry.

#### SIDE ENTRY (front/rear)

Recessed spotlights to ceiling, door to front with obscure double glazed panel over, door to rear with obscure double glazed panel over. Electric socket. Door opening onto entrance lobby.

#### ENTRANCE LOBBY (inner)

Tiled floor finish, store cupboard opening off under stairs.

LOUNGE (front) 3.71m (3.25m to chimney breast) x 3.74m (4.20m max into bay)

Double glazed bay window, panel radiator, coving to ceiling, Inset bio-fuel fire.

KITCHEN/DINER (rear) 3.88m (4.06m) 3.59m to chimney breast x 4.12m

Tiled floor finish, recessed spotlights to ceiling, base units with cupboards and drawers, worktops with upstands, double glazed window overlooking garden, single bowl single drainer stainless steel sink with mixer tap, integrated appliances to include five ring gas hob, stainless steel 'Zanussi' cooker hood above, 'Zanussi' double oven, fridge freezer, washing machine and slimline dishwasher. Wall mounted store cupboards at high level, tiled splashback to hob, log burner, staircase off to first floor. Opening onto rear lobby.

#### REAR LOBBY (rear)

Obscure double glazed door onto rear garden. Tiled floor finish. Panel radiator. Sliding door onto WC and playroom/dining room.

#### DOWNSTAIRS WC (side)

Tiled floor finish, toilet roll holder, WC with push button flush, wash hand basin with mixer tap and vanity unit, towel holder, two walls tiled to approximately half wall height.

PLAYROOM/DINING ROOM (rear) 2.22m x 3.93m to door (3.72m) plus door recess

Double glazed window, panel radiator, double glazed double doors onto rear garden.

Staircase from kitchen diner leading to first floor landing.

#### FIRST FLOOR LANDING (inner)

Storage recess with coat hooks, access to roof space.

BEDROOM ONE (rear) 4.13m x 3.35m (2.99m)

Panel radiator, storage over staircase with hanging rail, double glazed window.

BEDROOM TWO (front) 2.73m (2.51m) plus door recess x 3.77m

Double glazed window to front, panel radiator,

BEDROOM THREE/STUDY (front) 3.77m max ( 2.48m) x 1.67m

Double glazed window, panel radiator,

Agents note – Bedroom three is accessed via bedroom two. Please see floor plan for illustration.

BATHROOM WITH SHOWER CUBICLE (Rear) 1.44m x 4.04m

Obscure double glazed window, heated towel rail, extractor, walls and floor tiled, WC with push button flush, wash hand basin with mixer tap and vanity unit, panel bath with central mixer tap, shower cubicle with dual shower fitting.

#### ATTRACTIVE REAR GARDEN

Stone chipped area, patio area, railway sleeper style step to further patio/barbeque area, garden store, lawn. Private entry can be accessed from the garden to front.

#### COUNCIL TAX BAND B (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>

VIEWING

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

#### Important notices

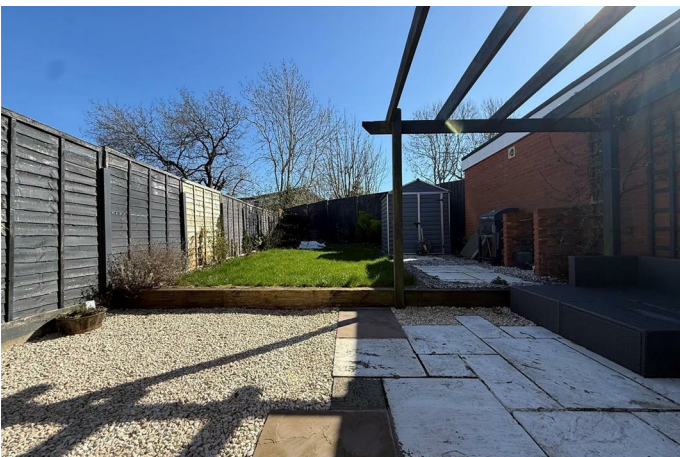
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by 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.

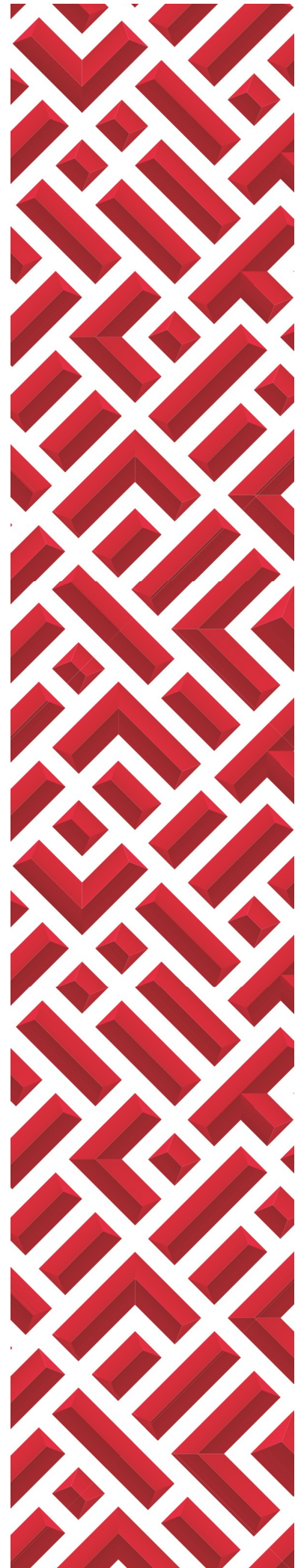
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

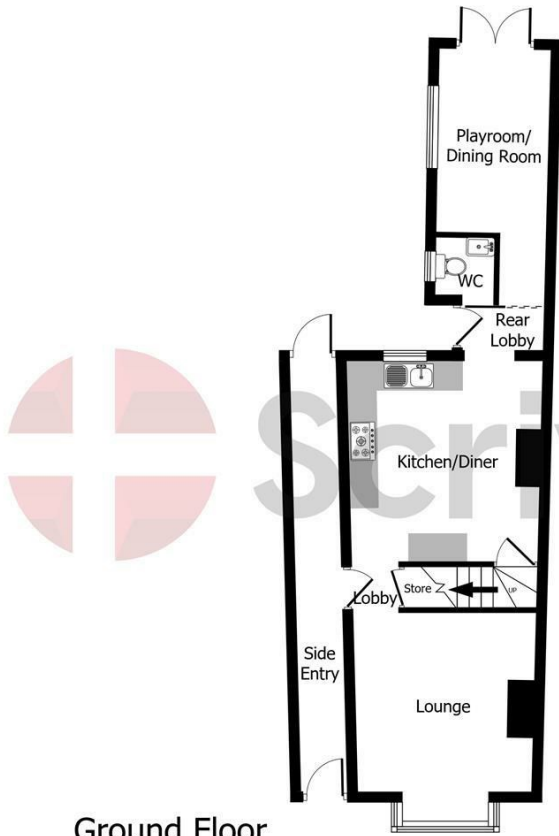
**VAT:** All figures quoted are exclusive of VAT where applicable. **Rating Assessments:** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).











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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property Reference: 18779548