



70, Greenhill Road, Halesowen, B62 8EY

Offers In The Region Of £425,000

- MUCH IMPROVED AND RE-PLANNED FAMILY HOME
- TWO RECEPTION ROOMS AND KITCHEN/DINING ROOM
 - UTILITY AND DOWNSTAIRS WC
- FOUR BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM)
- BATHROOM WITH SHOWER CUBICLE AND ADDITIONAL WC
 - EXTENSIVE REAR GARDEN
- GOOD SIZED GARAGE AND DRIVEWAY FOR A NUMBER OF CARS

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A much improved, extended and re-planned four bedroom family home with extensive rear garden.

Accommodation comprising enclosed porch, reception hall (incorporating understairs store), kitchen/dining room, utility, downstairs WC, dining room, sitting room, landing, four bedrooms (bedroom one with en-suite shower room), bathroom with shower cubicle, separate WC, extensive rear garden, gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (front)

Double glazed front door and double glazed windows, front door opening onto

RECEPTION HALL (inner)

Panel radiator, staircase off to first floor landing, storage cupboard with steps down to cellarette, hanging rail.

KITCHEN/DINING ROOM (rear) 4.76m x 3.38m

Double glazed window, single glazed double stable door onto garden, tiled floor finish, spotlights to ceiling, base units with cupboards and drawers, worktops with upstands, single bowl single drainer stainless steel sink with mixer tap, "two oven" Aga, space for cooker, space for fridge, wall mounted store cupboards at high level, wine rack, display cabinets, multi panel single glazed door opening onto

UTILITY (front) 2.26m x 3.34m

Wood effect floor finish, wall mounted "Worcester" gas boiler, double glazed window to front, single bowl double drainer stainless steel sink, plumbing for washing machine, base unit with cupboard, wall mounted store cupboards at high level, space for fridge/freezer, large floor to ceiling cupboard with shelving, door opening onto

DOWNSTAIRS WC (front)

Wood effect floor finish, leaded light effect, single glazed circular window, WC with push button flush.

DINING ROOM (front) 3.49m x 4.48m

Panel radiator, double glazed window to front, gas stove, multi panel obscure single glazed double doors opening onto

SITTING ROOM (rear) 4.56m x 3.40m

Panel radiator, wall mounted electric heater, double glazed sliding patio door onto rear garden,

Staircase for ground floor reception hall with double glazed window to front leading to first floor landing.

FIRST FLOOR LANDING (inner/front)

BEDROOM ONE (rear) 3.37m x 3.92m plus lobby area. (Access to roof space from lobby area).

Wall mounted electric heater, panel radiator, double glazed window, wardrobe with matching bed side tables. Bi-fold door onto

EN-SUITE SHOWER ROOM (inner)

Panel radiator, towel rail, wash hand basin with vanity unit

and hot and cold taps, glass shelving, tiling to wall, LED light and mirror, shower cubicle, extractor, walls to shower cubicle tiled to full height.

BEDROOM TWO (front) 3.35m x 3.48m

Double glazed window, panel radiator, fitted wardrobes.

BEDROOM THREE (rear) 2.37m x 3.39m plus lobby area

Double glazed window, panel radiator.

BEDROOM FOUR (front) 2.24m x 3.34m

Double glazed window, panel radiator.

BATHROOM WITH SHOWER CUBICLE 1.88m x 2.51m (3.43m)

Extractor, shower cubicle with electric shower, panel bath with shower attachment, tiling to bath, pedestal wash hand basin with hot and cold tap, obscure double glazed window, panel radiator,

SEPARATE WC (front)

Obscure double glazed window, wood effect floor finish, WC with wash hand basin.

REAR GARDEN

Paved patio area with both steps and ramped access to lawn, further patio to top of garden with garden shed, two raised planters, further garden shed to corner of garden, borders stocked with mature shrubs and an apple tree, outside tap, outside electrical point.

GARAGE 2.42m x 8.80m

COUNCIL TAX BAND E

TENURE

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.

Extra Services & AML

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 Warren's removals and storage. It is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 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).

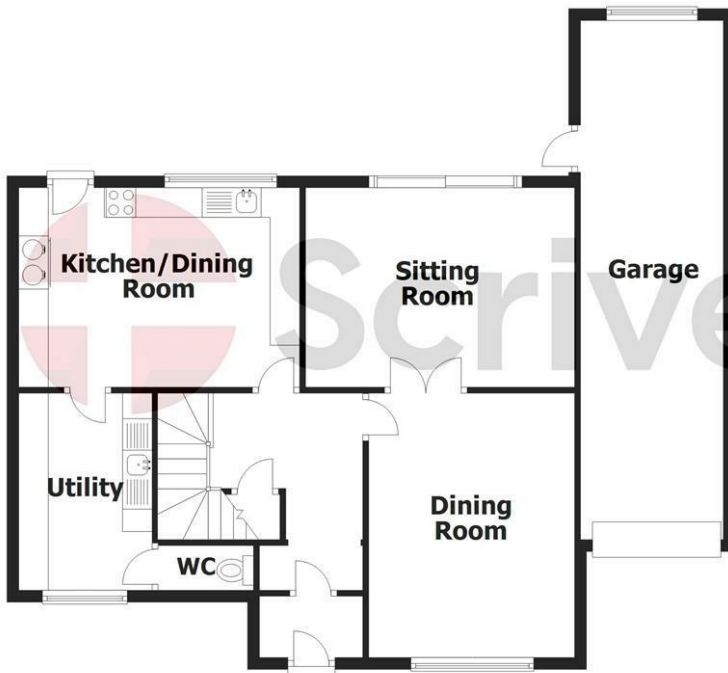




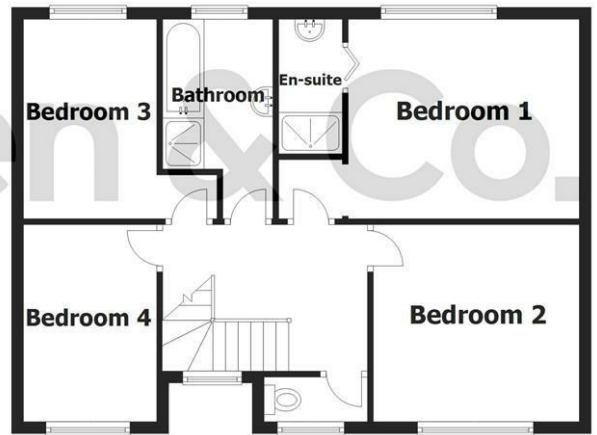




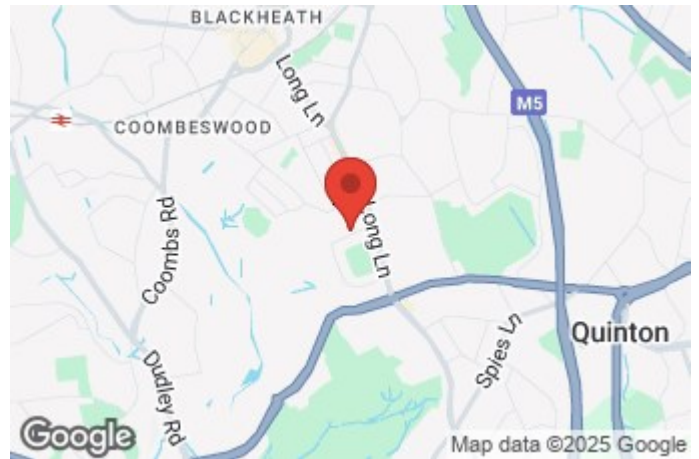
Ground Floor



First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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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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