



126, Spies Lane, Halesowen, B62 9SR

### Offers In The Region Of £350,000

- EXTENDED SEMI DETACHED HOUSE
- EXTENDED L-SHAPED KITCHEN DINER & THROUGH LIVING ROOM
  - THREE BEDROOMS & FIRST FLOOR BATHROOM
- GROUND FLOOR SHOWER ROOM & FORMER GARAGE/STORE
  - GOOD SIZED REAR GARDEN
  - NO UPWARD CHAIN

All Buildings Great & Small



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Situated on a popular tree lined road convenient for a host of amenities is this extended three bedroom semi detached house with good sized garden. NO UPWARD CHAIN

Accommodation comprising enclosed porch, reception hall, understairs store cupboard, extended L-shaped kitchen diner, lobby area, ground floor shower room, former garage/store, through lounge, landing, three bedrooms, bathroom, gas boiler serving radiators, double glazing to windows as detailed. Good sized rear garden.

#### ENCLOSED PORCH (front)

Tiled floor finish, double glazed front door, obscure double glazed windows, multi panel single glazed front door opening onto reception hall.

#### RECEPTION HALL (inner)

Wood effect floor, panel radiator, coving to ceiling, staircase off to first floor landing. Store cupboard opening off under stairs,

#### EXTENDED L-SHAPED KITCHEN DINER 2.07m x 3.46m plus 2.30m x 4.29m

Wood effect floor finish, panel radiator, double glazed window to rear, double glazed door onto rear garden, coving and strip light to ceiling, breakfast bar, bowl and a half single drainer stainless steel sink with mixer tap, "Belling" double oven, four ring gas hob, cooker hood above, base units with cupboards and drawers, worktops, tiled splash backs, space for fridge freezer and space and plumbing for washing machine, door opening onto lobby area.

#### LOBBY AREA (inner)

Wood effect floor finish, panel radiator, base unit with cupboard and worktop, wall mounted Ideal gas boiler, folding doors onto shower room and former garage/store.

#### SHOWER ROOM (inner)

Wood effect floor, WC with push button flush, pedestal wash hand basin with mixer tap. Shower cubicle with electric shower,

#### FORMER GARAGE/STORE 1.91m x 5.37m to door

Panel radiator, double glazed windows and double glazed door to front.

AGENTS NOTE There is no building regulation approval for the garage conversion.

#### THROUGH LOUNGE (front to rear) 9.40m maximum from bay into door x 3.34m maximum, narrowing to 2.88m minimum

Wood effect floor, double glazed bay window to front, double glazed door and double glazed window onto rear garden, two panel radiators, fire, coving to ceiling.

Staircase from ground floor reception hall leading to first floor landing.

#### FIRST FLOOR LANDING (inner/side)

Coving to ceiling, obscure double glazed window to side, doors off.

#### BEDROOM ONE (front) 2.98m (3.34m) x 5.20m maximum into bay

Double glazed bay window, panel radiator, coving to ceiling,

#### BEDROOM TWO (rear) 4.04m x 2.89m (3.26m)

Double glazed window, panel radiator, coving to ceiling,

#### BEDROOM THREE (front) 1.97m x 2.91m

Double glazed window, panel radiator, access to roof space,

#### BATHROOM (rear) 2.07m x 1.99m

Obscure double glazed window, panel radiator, wash hand basin with mixer tap, WC with push button flush, bath with electric shower over, walls part tiled,

#### REAR GARDEN

The property benefits from a good sized rear garden.

#### COUNCIL TAX BAND D (Dudley)

#### REVISION ONE GTS 16/02/26

#### 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

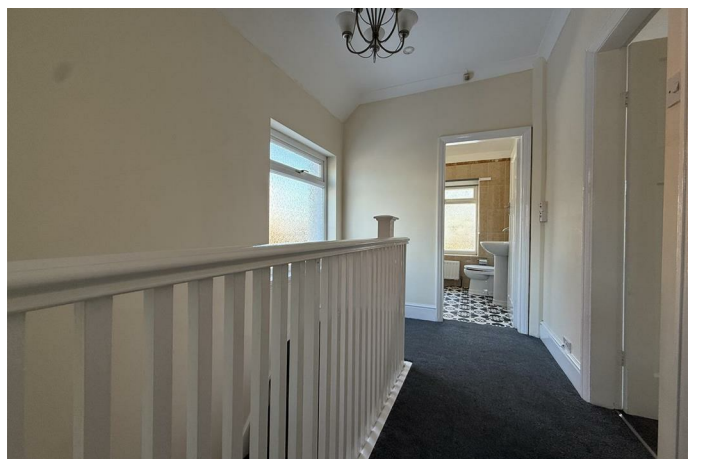
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by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

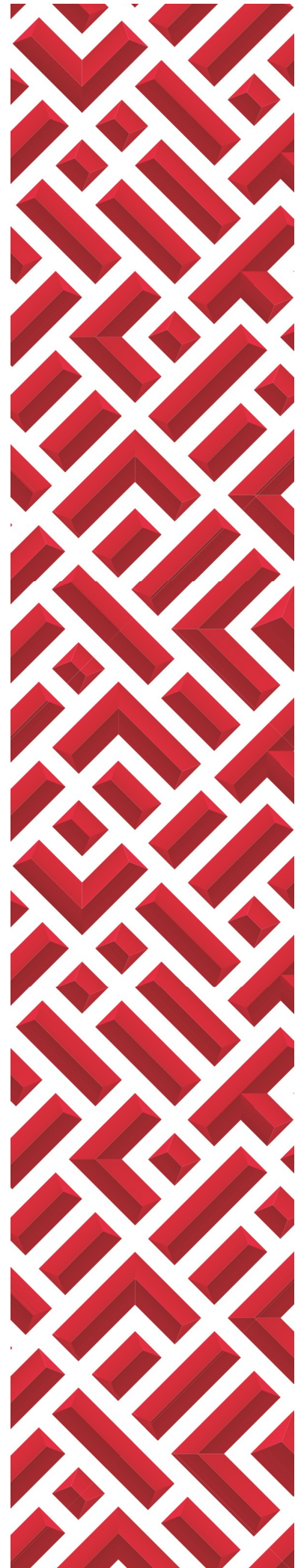
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

**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).

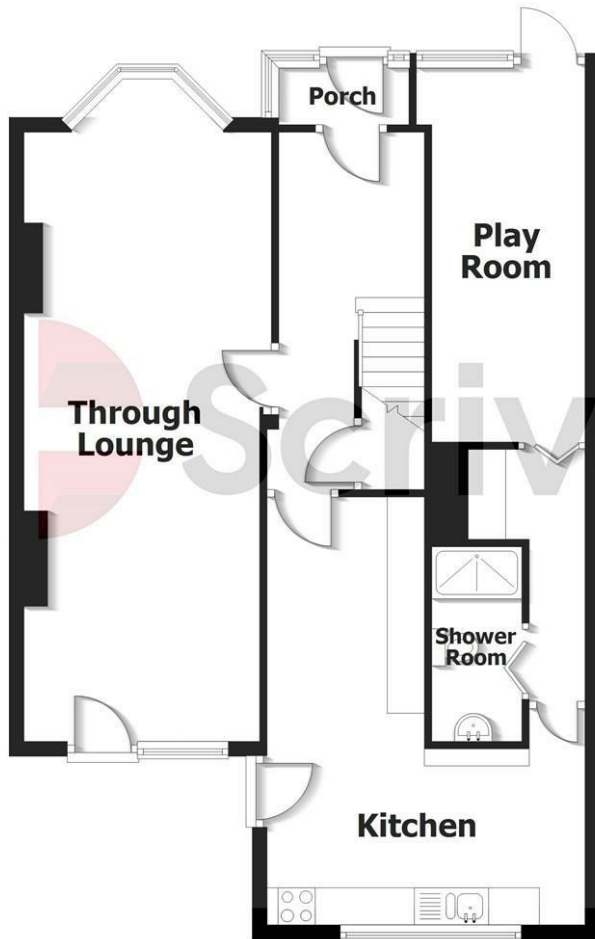




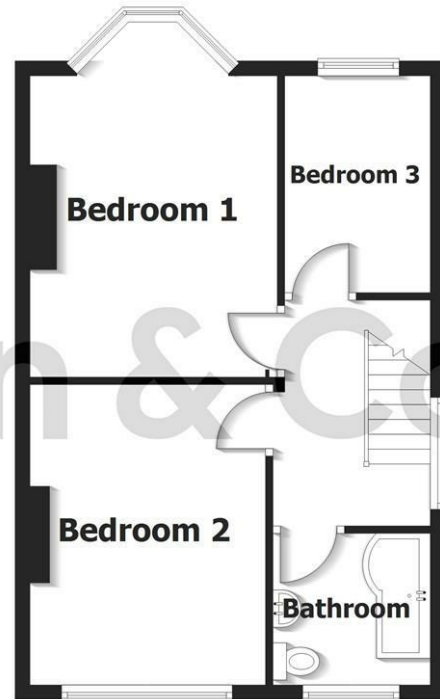




Ground Floor



First 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)
- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>76</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