Scriven & Co.
Est. 1937

Residential Sales



175, Kent Road, Halesowen, B62 8PN

Offers In The Region Of £265,000

- EXTENDED SEMI DETACHED HOUSE
- THREE BEDROOMS & FIRST FLOOR BATHROOM
- EXTENDED KITCHEN WITH BREAKFAST BAR
- TWO RECEPTON ROOMS
- PLEASANT REAR GARDEN
- REAR GARAGE

All Buildings Great & Small

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intertek ISO 9001:2015
OnTheMarket
rightmove

An extended three bedroom semi detached house with rear garage. NO UPWARD CHAIN

Accommodation comprising reception hall, dining room, lounge, kitchen with breakfast bar, store cupboard, landing, three bedrooms, bathroom, gas boiler serving radiators, double glazing to windows as detailed.

COVERED ENTRANCE/PORCH
Multi panel single glazed door opening onto reception hall.

RECEPTION HALL (inner) 1.82m x 2.69m
Obscure double glazed window to front, panel radiator, wood effect floor finish, ornamental coving to ceiling and ornamental ceiling rose. Staircase off to first floor landing.

DINING ROOM (front) 3.03m (2.66m) x 3.18m plus bay
Double glazed bay window, coving to ceiling, panel radiator, wood effect floor finish, opening onto lounge.

LOUNGE (rear) 3.34m (4.06m) x 5.45m max
Wood effect floor finish, gas fire with fire surround, coving to ceiling, two panel radiators, double glazed windows and double glazed door onto rear garden. Opening onto extended kitchen.

EXTENDED KITCHEN WITH BREAKFST BAR 4.96m x 2.19m narrowing to 1.95m
Two double glazed windows, panel radiator, obscure double glazed door onto rear garden, wood effect floor, recessed spotlights to ceiling, ornamental coving to ceiling, base units with cupboards and drawers, worktops, tiled splashbacks, single bowl single drainer stainless steel sink with mixer tap, space and plumbing for slimline dishwasher, space for cooker, plumbing for washing machine, integrated fridge and freezer, wall mounted store cupboards at high level, walk in store cupboard housing wall mounted Worcester gas boiler, obscure double glazed window to side.

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

FIRST FLOOR LANDING (inner)
Obscure double glazed window to side, access to roof space.

BEDROOM ONE (rear) 2.91m x 4.07m
Double glazed window, panel radiator. Wardrobes with overbed storage

BEDROOM TWO (front) 3.92m max into bay x 2.89m
Double glazed bay window, panel radiator.

BEDROOM THREE (front) 1.94m x 3.00m max
Double glazed window to front, panel radiator,

BATHROOM (rear) 3.15m x 1.95m
Two obscure double glazed windows, heated towel rail, tiled floor finish, pedestal wash hand basin with mixer tap, panel bath with shower attachment, WC with push button flush, walls part tiled.

REAR GARDEN
The property benefits from a good sized rear garden with paved patio area onto lawn, side passageway giving access to front, timber decked area to rear,
Agents note:- decking is rotten and dangerous – do not tread on decking.

BRICK BUILT GARAGE (rear) not measured.
The garage is accessed via a shared Driveway from Compton Road.

AGENTS NOTE - Please note there is no dropped kerb to the front of the property, and therefore no authorised vehicular access or parking provision.

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
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.

AML & Extra Services

Money Laundering Regulations –
In order to comply with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory photographic identification, proof of address/residency, verification of the source of funds for the purchase (including supporting bank statements evidencing any deposit monies), and a copy of a mortgage Agreement in Principle from the appropriate lender where applicable.
Customer due diligence will normally be validated through an electronic verification process. This means certified hard copies are not usually required. However, we reserve the right to request copies of identification or address documents where considered necessary, to satisfy our legal or compliance obligations. All parties involved in the purchase must complete this verification at a charge of £54.00 including VAT per person.

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: It is the clients' or buyers' decision whether to choose to deal with any of the service providers.
Scriven & Co routinely refers sellers (and buyers) to a Financial Services Company. Should the client or a buyer decide to use this company please note that Scriven & Co receive a payment from them 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. Should the client or a buyer decide to use any of these companies please note 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. Should the client or a buyer decide to use this 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.
For full referral fee details go to our website: www.scriven.co.uk : Disclosure of Referral Fees

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).



























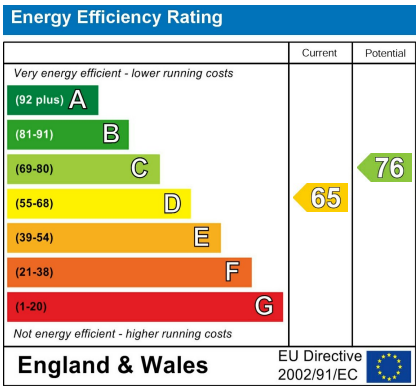






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Property Reference: 18756943