



32, Beaumont Road, Halesowen, B62 9HD

Offers In The Region Of £145,000

- MID-TERRACED HOUSE
- TWO RECEPTION ROOMS
 - TWO BEDROOMS
- GROUND FLOOR SHOWER ROOM
 - REAR GARDEN
 - NO UPWARD CHAIN
 - ON STREET PARKING

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A mid terraced house with two reception rooms, two bedrooms and ground floor shower room. The property is in need of some modernisation but offers potential. NO UPWARD CHAIN.

Dining room, lounge, sunken pantry, kitchen, ground floor shower room, two bedrooms. Gas boiler serving radiators, double glazing to windows as detailed.

DINING ROOM (FRONT): 3.46m max. (3.10m min.) x 3.39m plus bay
Obscure double glazed front door with double glazed panel above, double glazed bay window, electric fire, panel radiator, coving to ceiling, ceiling rose.

SUNKEN PANTRY: (INNER)
Opening off under stairs with steps down.

LOUNGE (INNER): 3.70m plus door recess x 3.47m max. (3.08m min.)
Panel radiator, double glazed window overlooking rear garden. Staircase off to first floor landing. Door opening onto:

KITCHEN (REAR): 3.33m x 2.00m
Obscure double glazed door and double glazed window onto garden, wall mounted "Vaillant" boiler, strip light to ceiling, tile effect floor finish. The kitchen is fitted with base units with cupboards and drawers, worktops, tiled splashbacks, single bowl single drainer stainless steel sink with mixer tap, four ring electric hob, stainless steel splashback, cooker hood above, oven, microwave (not in working order), wall mounted storage cupboards at high level, (one with plate rack and display shelf), integrated dishwasher, plumbing for washing machine. Door onto:

INNER LOBBY:
Tile effect floor finish, panel radiator. Door opening onto:

SHOWER ROOM (REAR): 1.68m x 2.00m
Obscure double glazed windows, tile effect floor finish, w.c. with push button flush, pedestal wash hand basin, shower enclosure with electric shower.

Staircase from living room leading to first floor:

LANDING: (INNER)
With doors off.

BEDROOM 1 (FRONT): 3.46m max. (3.07m min.) x 3.40m
Double glazed window, panel radiator.

BEDROOM 2 (REAR): 3.69m x 3.46m max. (3.08m min.)
Double glazed window, panel radiator, storage cupboard over staircase.

Outside:-

REAR GARDEN:
The property has the benefit of a good sized garden with garden pond.

AGENTS NOTE - The owners of 32 Beaumont Road have

a right of way via a gate over the neighbouring garden to use a shared entry giving access to front.

The buyer is advised to obtain verification from their Solicitor or Surveyor.

COUNCIL TAX BAND D

TENURE

We are verbally advised that 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 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).



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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 