Scriven & Co.

Est. 1937

Residential Sales

15, Church Street, Hagley, Stourbridge, DY9 0NA

Offers In Excess Of £425,000

- EXTENDED SEMI DETACHED HOUSE CONVENIENT FOR HAGLEY VILLAGE AND A HOST OF AMENITIES
- FANTASTIC REAR EXTENSION PROVIDING OPEN PLAN KITCHEN DINER AND LIVING SPACE WITH BIFOLD DOORS
- ADDITIONAL FRONT RECEPTION ROOM
- DOWNSTAIRS WC & UTILITY
- EXPENSIVE REAR GARDEN WITH SUMMER HOUSE WHICH BACKS ONTO HAGLEY PLAYING FIELDS
- NO UPWARD CHAIN

Situated a short distance from Hagley Village is this Impressive Semi Detached House with fantastic rear extension, providing spacious ground floor family space. An extensive rear garden with patio and summerhouse backs onto Hagley Playing Fields and the property also benefits from a two car drive.

Situated in the sought-after village of Hagley, this delightful semi-detached home offers a wonderful blend of comfort and convenience. Featuring two welcoming reception rooms and three bedrooms, the third bedroom provides a versatile space that could also be used as a study, making it ideal for home working or a quiet reading room.

The standout feature of the property is the impressive rear extension with its vaulted ceiling, creating a bright and spacious living area perfect for both everyday life and entertaining. Designed to make the most of the garden outlook, it provides an excellent space for gathering with family and friends.

Outside, the generous rear garden features a large patio leading onto a lawn, offering plenty of room for relaxation and al fresco dining. At the end of the garden, a summerhouse provides a private retreat, ideal for unwinding or entertaining guests.

Conveniently located just off Hagley High Street, the property is within easy reach of a wide range of local amenities, including shops, pubs, restaurants, a library, a doctor's surgery and more. There is also off-road parking for two vehicles.

Backing onto Hagley Playing Fields, the home enjoys a wonderful sense of openness and tranquillity, making it an excellent choice for couples, families or those looking to downsize without compromising on space or lifestyle.

ACCOMMODATION COMPRISES - Enclosed porch, reception hall, downstairs W.C, living room, sitting room, extended kitchen/dining room, utility, landing, three bedrooms, bathroom, rear garden with summer house, gas boiler serving radiators, double glazing to windows as specified.

ENCLOSED PORCH
Double glazed windows, vinyl floor finish, single glazed door onto:

RECEPTION HALL (Inner)
Tiled floor finish, panel radiator, shoe cupboard under stairs.

DOWNSTAIRS W.C
WC with push button flush, panel radiator, wash hand basin with mixer tap, two walls tiled to approximately half wall height, extractor fan.

LIVING ROOM 3.47m max x 3.32m plus bay
Double glazed bay window with fitted blinds, gas fire with fire surround, panel radiator, fitted shelving and store cupboard.

SITTING ROOM (Rear) 3.14m x 3.33m
Wood-effect floor finish, panel radiator, duel fuel burner, spotlights to ceiling. Opening onto:-

EXTENDED KITCHEN/DINING ROOM 5.03m x 4.65m
Wood-effect floor finish, four double glazed roof windows, spotlights to ceiling, double glazed Bi-Fold doors opening onto garden, panel radiator, kitchen fitted with range of base units with cupboards and drawers, worktops with tiled splashbacks, storage cupboards at high level, bowl and a half single drainer sink. Kitchen island incorporating breakfast bar and wine chiller, integrated appliances to include dishwasher, double oven, four ring electric hob with cooker hood above, fridge and freezer, underfloor heating to part of floor.

UTILITY AREA (Side) 1.94m x 2.27m
Obscure double glazed window, wood-effect floor finish, plumbing for washing machine, single bowl, single drainer stainless steel sink with mixer tap, base units with cupboards, worktops, tiled splashbacks, wall-mounted ‘Logik’ gas combination boiler, tall storage cupboard with shelf, panel radiator, recess for electrical appliances.

Staircase from reception hall leading off to:

FIRST FLOOR LANDING (inner/side)
Obscure double glazed window to side, access to roof space with pull down ladder.

BEDROOM ONE (Front) 3.21m max x 3.31m plus bay
Double glazed bay window with window shutters, vertical panel radiator.

BEDROOM TWO (Rear) 3.14m max x 3.33m
Double glazed window with fitted blinds, panel radiator.

BEDROOM THREE (Rear) 1.94m x 2.26m
Wood-effect floor finish, panel radiator, double glazed window with fitted blinds. (agents note - the double glazed window is cracked)

BATHROOM 1.93m x 2.05m
Obscure double glazed window, vinyl floor finish with geometric pattern, panel bath with dual shower fitting over, shower screen, three walls part tiled, WC with push button flush, pedestal wash-hand basin with splashback, heated towel rail, wall mounted storage cupboard, extractor.

EXTENSIVE REAR GARDEN
The property enjoys the benefit of an extensive rear garden which backs onto Hagley Playing Fields. A good sized patio area leads onto lawn. Borders stocked with shrubs and plants. To the top of the garden is a summerhouse with decked area.

COUNCIL TAX BAND D (Bromsgrove)

AGENTS NOTE - In accordance with the Estate Agents Act, notice is hereby given that the client is related to Directors of Scriven & Co.

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. Carpets as fitted, shutters and blinds are included in the sale. Certain other items may be taken at a valuation to be agreed.

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

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.
Photographic identification and proof of address will normally be validated through an electronic identity verification process, which includes biometric checks, meaning 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 cost of £30.00 plus 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

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.

Scriven & Co.
Est. 1937

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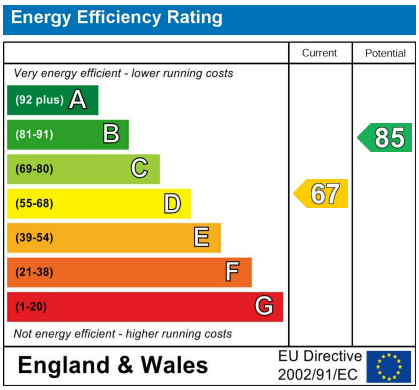

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