



65, Manor Lane, Halesowen, West Midlands, B62 8QQ

**Offers In The Region Of £600,000**

- SUBSTANTIAL DETACHED HOUSE WITH LARGE BLOCK PAVED DRIVEWAY AND GARAGE
- SITUATED IN SOUGHT AFTER LOCATION CONVENIENT FOR SHOPS AND AMENITIES
  - EXTENDED KITCHEN DINER AND TWO RECEPTION ROOMS
  - GROUND FLOOR SHOWER ROOM AND UTILITY
  - THREE BEDROOMS AND BATHROOM
  - EXTENSIVE REAR GARDEN
- POTENTIAL FOR EXTENSION SUBJECT TO PLANNING PERMISSION

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Situated in a sought-after location is this substantial, extended three-bedroom detached house with kitchen/diner and two reception rooms. The property benefits from an extensive rear garden, garage and large block paved driveway for several cars.

Accommodation comprising: Enclosed porch, reception hall, cloaks cupboard, extended kitchen/diner, utility, ground floor shower room, sitting room, through lounge, first floor landing, three bedrooms, bathroom, gas boiler serving radiators, double glazing to windows as detailed, extensive rear garden, garage, large block paved driveway with electric charge point for vehicle.

#### ENCLOSED PORCH (Front)

Double glazed door, double glazed windows, tiled floor finish, door with leaded light panel opening onto;

#### RECEPTION HALL (Inner)

Feature leaded light window onto enclosed porch, coving to ceiling, herringbone pattern floor finish, cloaks cupboard with hanging rail and cupboard above, staircase off to first floor. Doors off;

#### SITTING ROOM (Front) 3.64m x 3.50m (plus bay)

Panel radiator, feature fireplace with open fire, double glazed bay window, coving to ceiling.

#### THROUGH LOUNGE (Rear) 4.11m x 3.65m (4.26m maximum)

Double glazed window to front, double glazed double doors and double-glazed windows to rear garden, panel radiator, log burner.

#### EXTENDED KITCHEN/DINER (Rear) 3.98m (4.17m) x 4.70m

Panel radiator, tiled floor finish, double glazed window and double glazed double doors onto rear garden, kitchen fitted with a range of base units with cupboards and drawers, granite worktops with upstands, inset bowl and a half stainless steel sink with mixer tap, integrated appliances to include, dishwasher, fridge, "Smeg" range style cooker with 5 ring gas hob and electric oven, splashback, stainless steel cooker hood above, wall mounted storage cupboards at high level and glass fronted display cabinets with lighting, wine rack. Sunken pantry with tiled floor finish and shelving.

#### LOBBY AREA (Inner)

Tiled floor finish, coving to ceiling, doors to garage and ground floor shower room, opening onto;

#### UTILITY (Rear) 2.52m x 3.42m

Tiled floor finish, panel radiator, double glazed window, obscure double-glazed door onto rear garden, worktops, storage cupboards and drawers, wall mounted store cupboards at high level, plumbing for washing machine, space for fridge and freezer, provision for tumble dryer with vent and power, strip light to ceiling.

#### GROUND FLOOR SHOWER ROOM (Side) 1.69m x 1.54m

Obscure double-glazed window, extractor, wash hand

basin with vanity unit, w.c., shower enclosure with electric shower, walls tiled to full height, heated towel rail.

#### GARAGE (Front/Side) 2.60m x 4.81m

Obscure double-glazed window, wall mounted "Ideal" gas boiler, strip light to ceiling, electric and gas meters, base unit with cupboards and shelving.

Staircase from ground floor reception hall leading off to;

#### FIRST FLOOR LANDING (Inner)

Feature leaded light window to side, coving to ceiling, access to roof space with pull down ladder.

#### BEDROOM 1 (Front) 3.36m x 3.50m (plus bay)

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

#### BEDROOM 2 (Rear) 4.10m x 3.66m (4.25m)

Double glazed window to front and rear, panel radiator.

#### BEDROOM 3 (Front/Side) 1.82m x 2.85m

Double glazed window, panel radiator, coving to ceiling.

#### BATHROOM (Rear) 1.74m x 3.66m (2.78m)

Two obscure double-glazed windows, recess spotlights to ceiling, tiled floor finish, walls tiled to full height, coving to ceiling, extractor, panelled bath with hot and cold tap, shower over bath, shower curtain, rail, pedestal hand wash basin with hot and cold tap, mirror to wall, shelving, w.c.,

#### REAR GARDEN

Property enjoys the benefit of an extensive rear garden with block paved patio with steps down to large extensive lawn, wide range of shrubs, plants and trees, patio area to rear corner of garden, gate giving side pedestrian access to front.

#### COUNCIL TAX BAND - E

#### AGENTS NOTES

Planning permission was obtained in March 2012 for side extension to existing garage and utility and first floor side/front extension with front canopy. Planning permission has now expired. However the plans are available if prospective purchasers were to be interested.

#### 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:

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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>

### Important notices

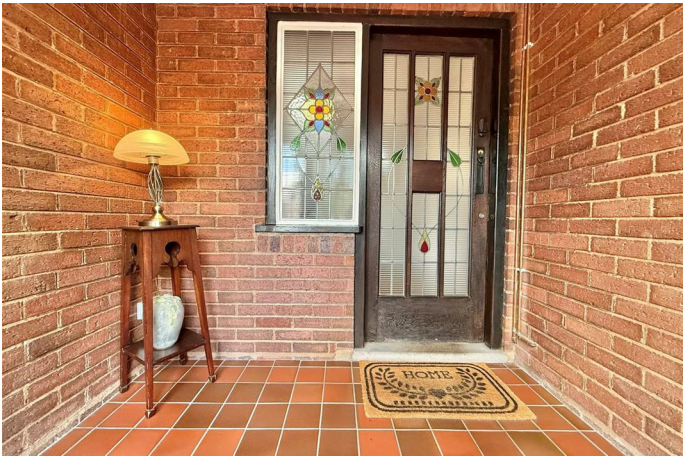
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**VAT**: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

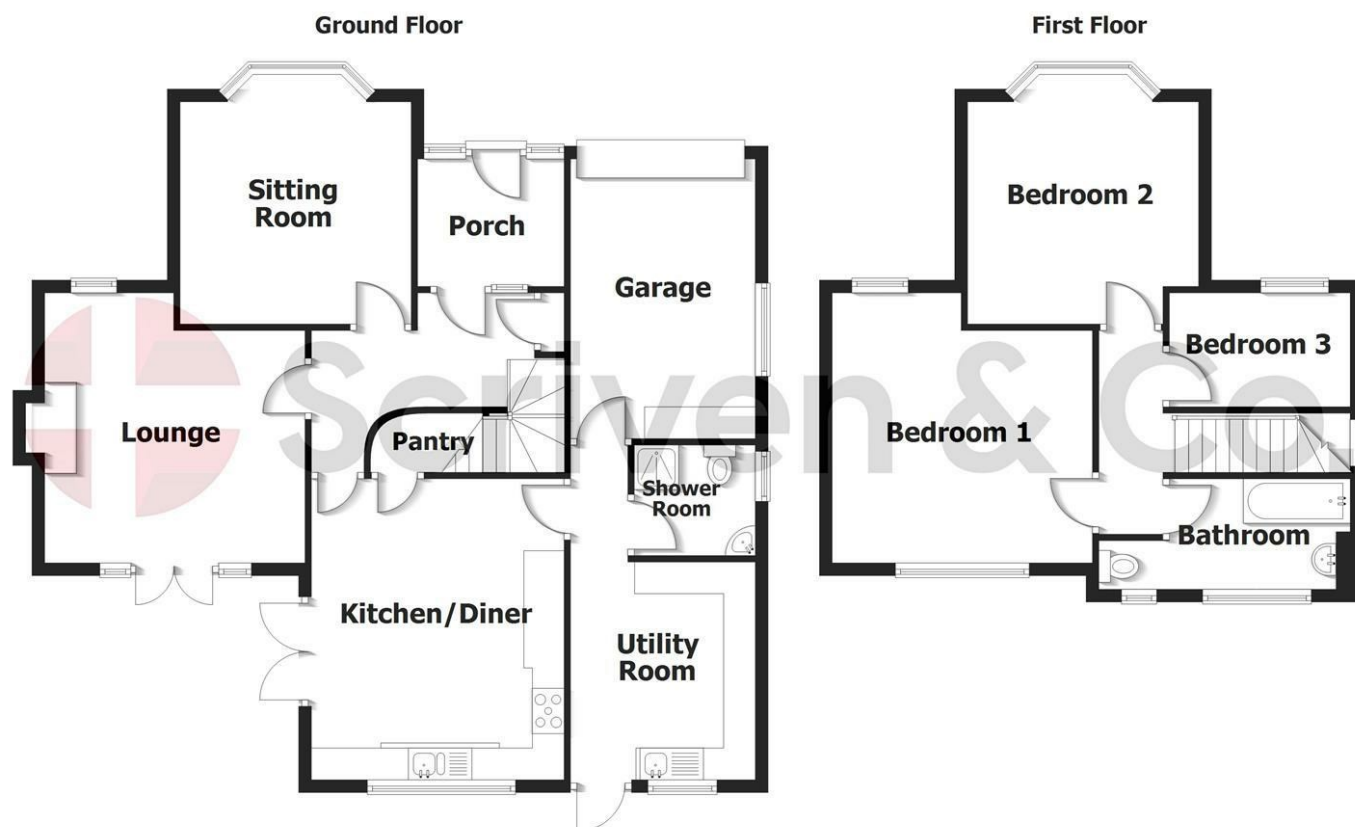
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| 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                             | 70                      | 76        |
|                                             | EU Directive 2002/91/EC |           |

Property Reference: 17939343