



13, Christopher Road, Halesowen, B62 0BD

Asking Price £550,000

- DECEPTIVELY SPACIOUS EXTENDED DETACHED HOUSE OCCUPYING CORNER POSITION
 - FIVE BEDROOMS (WITH POTENTIAL GROUND FLOOR SIXTH BEDROOM)
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM WITH SHOWER CUBICLE
 - LARGE KITCHEN WITH CENTRAL ISLAND AND DINING AREA
 - GOOD SIZED LOUNGE & PLAY ROOM
- GENEROUS GARDEN TO SIDE WITH GAZEBO/ BBQ AREA, IDEAL FOR ENTERTAINING
 - DETACHED GARAGE WITH INSPECTION PIT (*CURRENTLY NOT ACCESSIBLE)

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Situated on a corner position is this deceptively spacious extended detached family home with five bedrooms and extensive accommodation. The property benefits from a detached garage with inspection pit and good sized garden having children's play area and gazebo/BBQ area.

Accommodation comprising enclosed porch, reception hall, lounge, play room, utility, ground floor shower room, kitchen with central island and dining area, landing, five bedrooms, bathroom with shower cubicle, separate WC, generous garden with gazebo/BBQ area and play area, detached garage (the garage is currently not accessible due to children's play area), gas boiler serving radiators, double glazing to windows as detailed. Security system.

ENCLOSED PORCH (front)

Double glazed sliding front door, multi panel single glazed door opening onto

RECEPTION HALL (Inner)

Panel radiator, coving to ceiling, wood effect floor, staircase off to first floor landing. Glass panelled double doors onto lounge and kitchen, door onto playroom.

LOUNGE (side/front) 4.83m max (3.97m) x 8.30m max
Three double glazed windows, three panel radiators, coving to ceiling, ceiling light with fan, central gas fire.

PLAYROOM/POTENTIAL BEDROOM SIX(rear) 3.98m x 2.40m

Panel radiator, double glazed window, wood effect floor, door opening onto

UTILITY (rear/side) 4.26m x 2.03m

Panel radiator, double glazed window, worktop, sink, wall mounted store cupboards at high level, roof light, strip light to ceiling, plumbing for washing machine, door opening onto garden.

GROUND FLOOR SHOWER ROOM 1.15m (0.89m) x 3.83m

Tiled floor finish, shower cubicle with electric shower, wash hand basin with vanity unit, WC, double glazed window, recessed spotlights to ceiling, walls tiled to full height.

KITCHEN WITH CENTRAL ISLAND AND DINING AREA (front/side) 6.66m x 4.69m (3.94m)

Three double glazed windows, dining area with wood effect floor, Kitchen area with tiled floor finish, comprising a range of base units with cupboards and drawers, wall mounted store cupboards and display cabinets, worktops with tiled splash backs, double 'Franke' inset bowl sinks with mixer tap, plumbing for dishwasher, space for range style cooker, cooker hood above. Wine chiller. Microwave, central kitchen island with storage. Wall mounted gas boiler. Space for fridge/freezer.

Staircase from reception hall leading to

FIRST FLOOR LANDING (Inner)

Access to roof space.

BEDROOM 1 (front/side) 5.16m x 3.99m

Two double glazed windows, two panel radiators, wood effect floor finish. Ceiling light with fan. Access to roof space.

BEDROOM 2 4.03m max x 3.27m

Two double glazed windows, panel radiator.

BEDROOM 3 3.25m x 3.95m

Double glazed window, panel radiator.

BEDROOM 4 3.80m x 2.49m

Double glazed window, panel radiator.

BEDROOM 5 2.22m x 2.89m

Double glazed window, panel radiator.

SEPARATE W.C. (Rear)

Double glazed window, W.C, walls tiled to approx. half wall height.

BATHROOM WITH SHOWER CUBICLE 3.21m x 1.46m

Two double glazed windows, panel radiator, heated towel rail, tile effect floor finish, wash hand basin with vanity unit and mixer tap, jacuzzi style bath, shower attachment to bath, heated towel rail, shower enclosure. Extractor, towel holder.

GARDEN (side/front/rear)

Located to the side of property which is front to rear. Patio area with steps up to raised lawn, raised children's play area. Gazebo/BBQ area. Outside tap. Garden shed.

GAZEBO/BBQ AREA

Pergola, ornate patio area, log burner, power points, wall mounted drinks bar, Projector mount and screen. Heaters.

DETACHED DOUBLE GARAGE (not measured)

Inspection pit.

AGENTS NOTE – The garage is accessed via a gated entrance off Christopher Road. The children's play area within the garden currently restricts access to the garage and therefore it cannot be used.

COUNCIL TAX BAND F

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.

Extra Services & AML

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.

Property Information Links

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>

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.

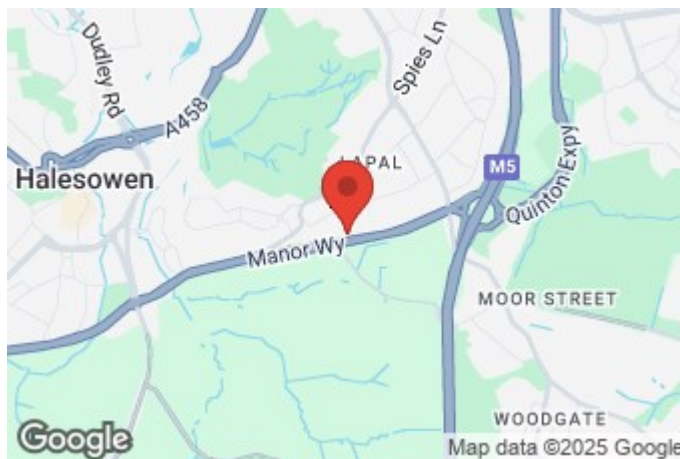
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any 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	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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