



63, Sweetpool Lane, Hagley, Stourbridge, DY8 2XA

### Offers In The Region Of £575,000

- EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
  - DELIGHTFUL VIEWS TO FRONT
  - CONVENIENT FOR COUNTRYSIDE WALKS
- DOWNSTAIRS WC, HOUSE BATHROOM WITH SHOWER CUBICLE & ENSUITE SHOWER ROOM
  - KITCHEN/FAMILY ROOM & LOUNGE DINER
    - UTILITY & SMALL GARAGE
  - REAR GARDEN WITH PATIO ONTO LAWN

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Situated in a popular location with delightful countryside views to front is this extended four bedroom family home with flexible ground floor accommodation.

Accommodation comprising reception hall, downstairs WC, lounge/dining room, kitchen/family room, utility, landing, four bedrooms (one with en-suite shower room), bathroom with shower cubicle, small garage/store, gas boiler serving radiators, double glazing to windows as detailed. Rear garden. Off road parking for a number of cars.

#### RECEPTION HALL (front)

Double glazed front door, recessed spotlights to ceiling, herringbone wood block floor finish, cloaks cupboard, panel radiator with radiator cover, staircase off to first floor landing.

#### DOWNSTAIRS WC (inner)

WC with push button flush, wash hand basin with mixer tap, extractor, toilet roll holder.

#### LOUNGE/DINER COMPRISING

##### LOUNGE (front) 3.50m x 3.48m plus bay

Double glazed bay window with shutters, coving to ceiling, picture rail, wood floor finish, log burner, shelving and store cupboards.

##### DINING ROOM (rear) 3.50m x 3.49m

Panel radiator with radiator cover, coving to ceiling, picture rail, wood floor finish, multi panel single glazed door onto kitchen/family room.

EXTENDED KITCHEN/FAMILY ROOM (rear) 4.02m x 3.44m plus 6.28m x 2.34m plus 2.43m (2.79m) x 2.71m  
Family area comprising wood floor finish, double glazed double doors onto rear garden. Panel radiator with radiator cover, worktop, cupboard housing boiler.

Kitchen area with wood floor finish, recessed spotlights to ceiling, three double glazed velux windows, range of base units with cupboards and drawers, solid woodblock worktops, Belfast style sink with mixer tap, space for Range style cooker, integrated dishwasher with extractor above, space for cooker, corner larder style cupboard with pull out drawers. Door opening onto

##### UTILITY 2.50m x 3.26m

Wood floor finish, panel radiator, Belfast style sink with mixer tap, plumbing for washing machine, space for condenser dryer, base units with cupboards and drawer, wood block worktops. Door onto garage.

Staircase from ground floor reception hall leading to

#### FIRST FLOOR LANDING (inner/front)

Double glazed window with views over countryside, recessed spotlights to ceiling, panel radiator.

##### BEDROOM ONE (rear) 2.93m x 4.17m plus recess

Double glazed window, recessed spotlights to ceiling, door opening onto

#### ENSUITE SHOWER ROOM (side)

Double glazed window, heated towel rail, double glazed roof window, pedestal wash hand basin with mixer tap, recessed spotlights, extractor, WC with push button flush, mirrored cabinet to wall, shower screen, dual shower fitting, walls tiled to full height.

##### BEDROOM TWO (front) 3.50m plus bay x 3.53m (3.16m)

Double glazed bay window, panel radiator, fitted wardrobe, coving to ceiling,

##### BEDROOM THREE (rear) 3.52m x 3.50m

Double glazed window, panel radiator.

BEDROOM FOUR (front) 2.89m x 2.41m (maximum measurements including steps up to roof space.

Double glazed window, panel radiator.

(Agents note – the roof space is not a habitable room and does not comply with building regulations)

#### BATHROOM WITH SHOWER CUBICLE

Shower enclosure with electric shower, walls tiled to shower enclosure, heated towel rail, recessed spotlights to ceiling, double glazed window, free standing bath, WC with concealed flush, wash hand basin, range of store cupboards, tiled floor finish, mirror to wall.

#### GARAGE 3.07m to door x 3.63m

#### REAR GARDEN

Steps down to stone chipped patio. Lawn, Garden store.

#### COUNCIL TAX BAND D

#### TENURE

The property is freehold. 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.

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).









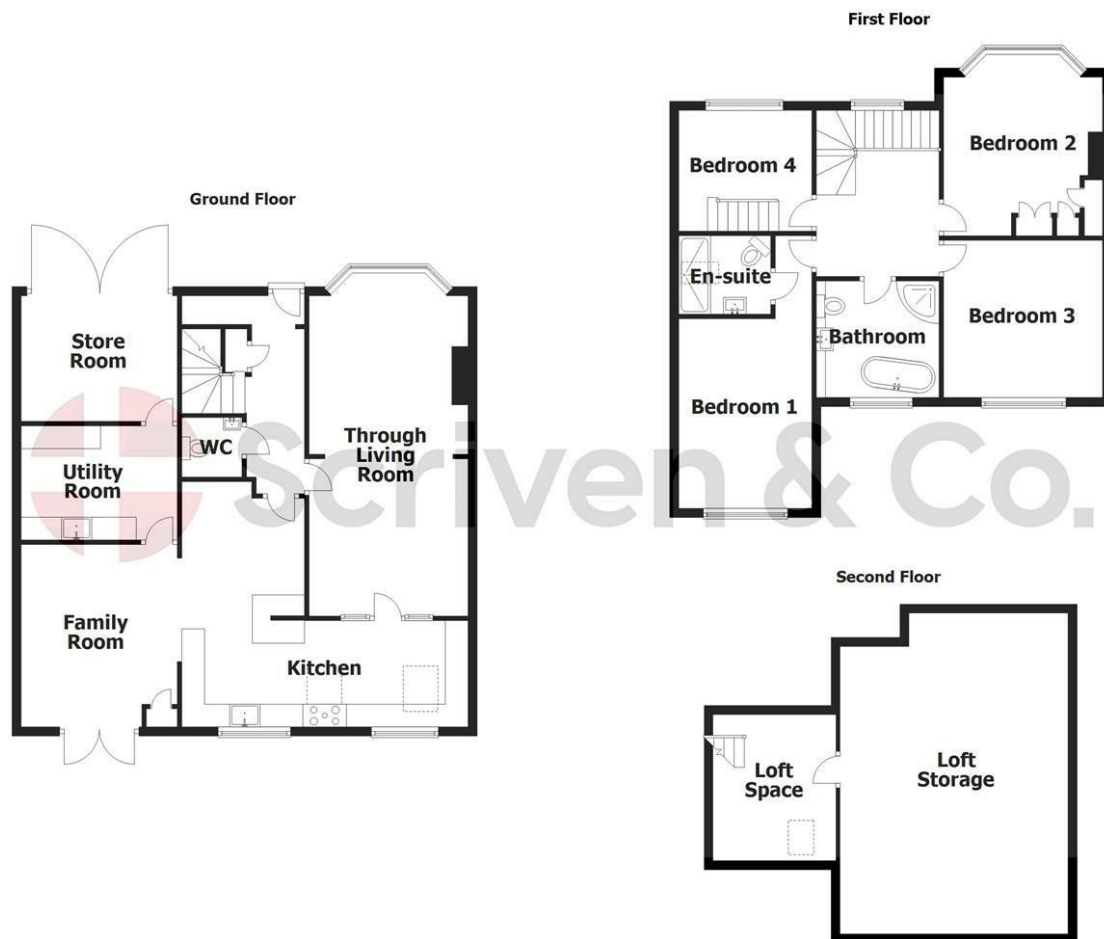












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- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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