



12, Middlefield Avenue, Hurst Green, Halesowen, B62 9QL

Offers In The Region Of £350,000

- EXTENDED HOUSE PLANNED ON THREE FLOORS
 - IN NEED OF SOME UPGRADING
- POTENTIAL TO BECOME A DESIRABLE FAMILY HOME
 - FOUR BEDROOMS AND DRESSING ROOM
- DOWNSTAIRS WC, FIRST FLOOR BATHROOM AND ENSUITE SHOWER ROOM
 - OFF ROAD PARKING AND GARAGE
- REAR GARDEN WITH PATIO ONTO LAWN
 - NO UPWARD CHAIN

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An opportunity to acquire an extended house planned on three floors with extensive accommodation. The property is in need of modernisation and improvement but has the potential to become a desirable family home.

Accommodation comprising ground floor entrance hall, L-Shaped kitchen, lounge, dining room, rear lobby, downstairs WC. First floor: three bedrooms, dressing room, bathroom. Second floor: landing/study area, bedroom, dressing area, ensuite shower room. Garage, rear garden. Double glazing to windows as detailed.

ENTRANCE HALL (front/inner)

Obscure double glazed windows to front, staircase off to first floor landing, shoe cupboard housing electric meter, store cupboard opening off under stairs with door opening onto garage.

DINING ROOM (rear) 3.48m (3.28m) x 4.53m

Vertical panel radiator, double glazed sliding door onto garden. Recessed spotlight to ceiling, opening onto

LOUNGE (front) 3.49m x 3.79m plus bay 4.44m into bay
Double glazed bay window. Opening onto reception hall.

L-SHAPED KITCHEN (rear) 2.46m x 4.52m plus 1.84m x 1.04m

Tiled floor finish, panel radiator, double glazed sliding door onto rear garden, range of base units with cupboards and drawers, worktops, tiled splashbacks, post formed single bowl single drainer sink with mixer tap, space for cooker, cooker hood, wall mounted store cupboards at high level, wine rack.

REAR LOBBY (rear)

Wall mounted Worcester boiler. Door opening onto rear garden.

DOWNSTAIRS WC (rear)

Obscure double glazed window, WC with push button flush, cupboard with shelving, tiled floor.

Staircase from ground floor reception hall leading to

FIRST FLOOR LANDING (inner)

Panel radiator, double glazed window.

BEDROOM FOUR (Rear) 3.63m x 2.37m

Double glazed window, panel radiator, recessed spotlights to ceiling, opening onto

DRESSING ROOM/POTENTIAL BEDROOM FIVE (front) 2.37m x 3.70m (located above garage).

Double glazed window, panel radiator, recessed spotlights to ceiling.

BEDROOM TWO (front) 3.76m (4.62m max into bay) x 3.48m

Double glazed window, panel radiator, recessed spotlights to ceiling.

BEDROOM THREE (rear) 3.49m x 3.47m

Double glazed window, panel radiator, recessed spotlights

to ceiling

BATHROOM (rear) 2.43m x 1.93m

Obscure double glazed window, heated towel rail, corner bath with shower over, shower curtain rail, WC with push button flush, wash hand basin with vanity unit and mixer tap, wall mounted store cupboard at high level, walls tiled to full height.

Staircase from first floor accommodation leading to

LANDING/STUDY AREA (inner)

Double glazed velux window, storage into eaves. Recessed spotlight to ceiling. Door opening onto

BEDROOM ONE (front to rear) 3.73m (4.16m) x 3.97m (taken from 1.5m in height) 4.27m max.

Double glazed velux window to front, double glazed window to rear, panel radiator, door opening onto

DRESSING ROOM (inner) 1.68m x 2.12m

Strip light to ceiling,

EN-SUITE SHOWER ROOM 2.10m x 1.97m (maximum measurements)

Obscure double glazed window, wall mounted Dimplex heater, extractor, panel radiator, WC with push button flush, wash hand basin with mixer tap and vanity unit, shower cubicle with dual shower fitting, mirror to wall.

GARAGE 2.44m x 5.55m to door

REAR GARDEN

Patio area with steps up to raised lawn, garden shed, borders stocked with a variety of shrubs, plants and trees.

COUNCIL TAX BAND D (Dudley)

REVISION 1 GTS 11/11/2025

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:

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.

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>

VIEWING

By appointment with Scriven & Co. Residential Sales Department on 0121-422-4011 (option 1).

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.

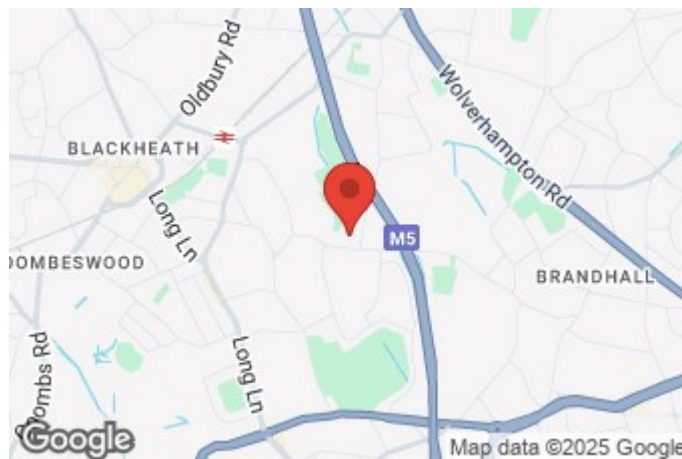
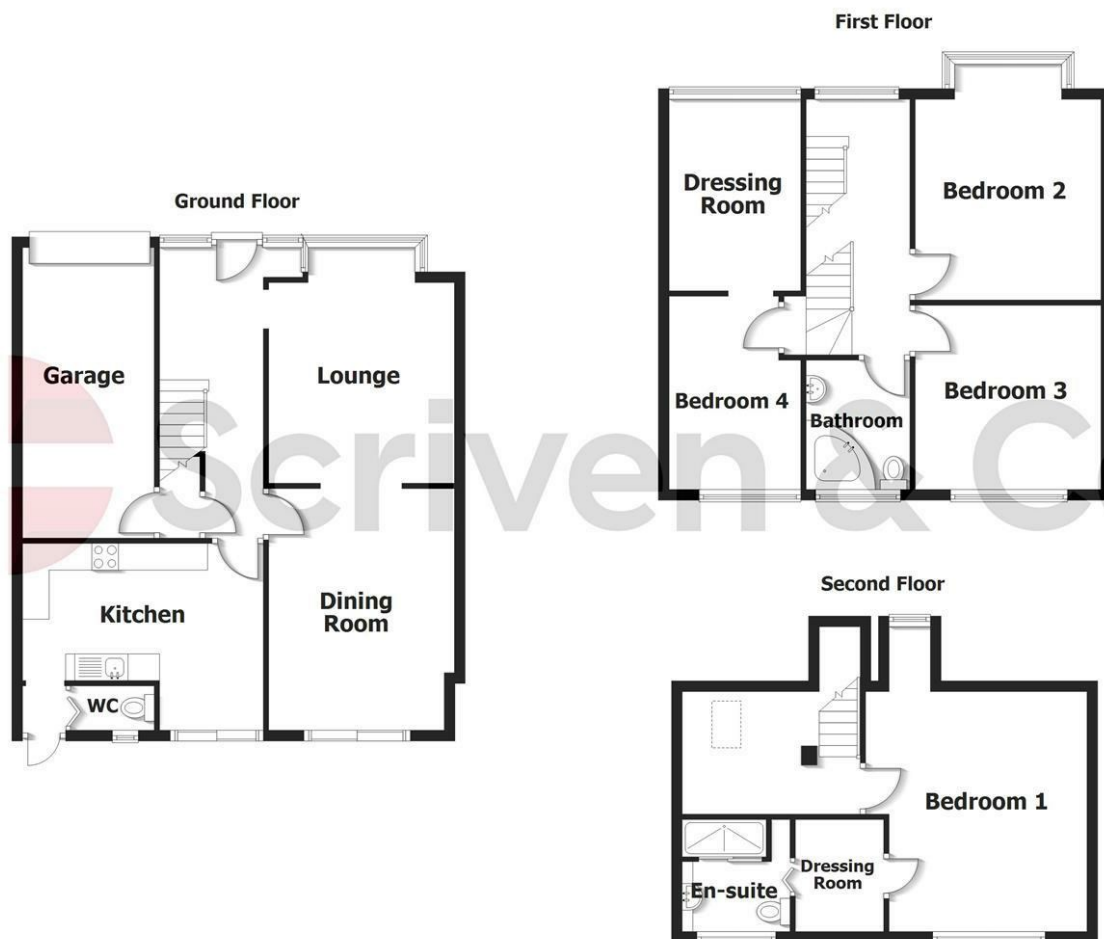
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any 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	

Property Reference: 18732318