



# Scriven & Co.

Est. 1937

## Residential Sales



42, Manor Lane, Halesowen, B62 8QB

**Offers In The Region Of £425,000**

- TASTEFULLY PRESENTED EXTENDED SEMI-DETACHED HOUSE
  - THREE GENEROUS BEDROOMS
  - EXTENDED KITCHEN DINER AND TWO RECEPTION ROOMS
    - GARAGE CONVERSION
    - DOWNSTAIRS WC AND UTILITY
  - GOOD SIZED GARDEN WITH STUDIO/HOME OFFICE

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Situated in a popular location convenient for a host of amenities is this extended three bedroom semi-detached house with garage conversion, three generous bedrooms and a good sized garden with studio/home office.

Accommodation comprising enclosed porch, reception hall, understairs store, former garage/study, extended kitchen/diner, dining room, lounge, utility space, downstairs WC, landing, three generous bedrooms, bathroom, rear garden, garden studio/home office, gas boiler serving radiators, double glazing to windows as detailed. Off road parking to front.

#### ENCLOSED PORCH (front)

Double glazed front door, tiled floor finish, double glazed front door,

#### RECEPTION HALL (inner)

Panelled wood floor finish, panel radiator, staircase off to first floor landing, store cupboard opening off under stairs,

#### EXTENDED L-SHAPED KITCHEN DINER (rear) 4.94m x 2.65m plus 2.21m x 2.24m

Double glazed windows and double glazed door onto rear garden, recessed spotlights to ceiling, tiled floor finish, range of base units with cupboards and drawers, worktops, post formed bowl and a half single drainer sink with mixer tap, Miele dishwasher, wine chiller, five ring gas hob, cooker hood above, Neff double oven, larder cupboard with pull out shelving, wall mounted store cupboards at high level, integrated fridge, corner unit with pull out drawers, two panel radiators, door opening onto utility space.

#### UTILITY SPACE (INNER)

Plumbing for washing machine, door opening onto downstairs WC

#### DOWNSTAIRS WC

WC with push button flush, panel radiator, wash hand basin with mixer tap, tiled splash back, extractor, toilet roll holder,

#### DINING ROOM (rear) 3.79m plus bay (4.79m to double doors) x 3.55m maximum measurements into fitted storage unit.

Panelled wood floor, panel radiator, double glazed bay window and double glazed double doors onto rear garden,

#### LOUNGE (front) 3.98m max x 3.68m plus bay

Double glazed bay window, panelled wood floor, gas fire with fire surround, panel radiator

#### FORMER GARAGE/STUDY 2.26m x 2.67m

Double glazed window, panel radiator, wood effect floor finish,

Staircase from ground floor reception hall leading to first floor landing.

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

Obscure double glazed window to side, panel radiator, access to roof space with pull down ladder.

**BEDROOM ONE (front) 3.68m plus bay x 3.75m max into wardrobe.**

Double glazed bay window, fitted wardrobe,

#### **BEDROOM TWO (rear) 3.30m x 3.80m**

Double glazed window, panel radiator,

#### **BEDROOM THREE (front) 2.43m x 2.25m**

Double glazed window, panel radiator,

#### **BATHROOM (rear) 2.72m x 1.92m**

Two obscure double glazed windows, wood effect floor, heated towel rail, bath with shower over, pedestal wash hand basin with mixer tap, wall mounted store housing Maxi gas boiler, mirrored cabinet,

#### **REAR GARDEN**

The property benefits from a good sized rear garden with paved patio area onto shaped lawn, borders, outside tap,

#### **COUNCIL TAX BAND D (Dudley)**

#### **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

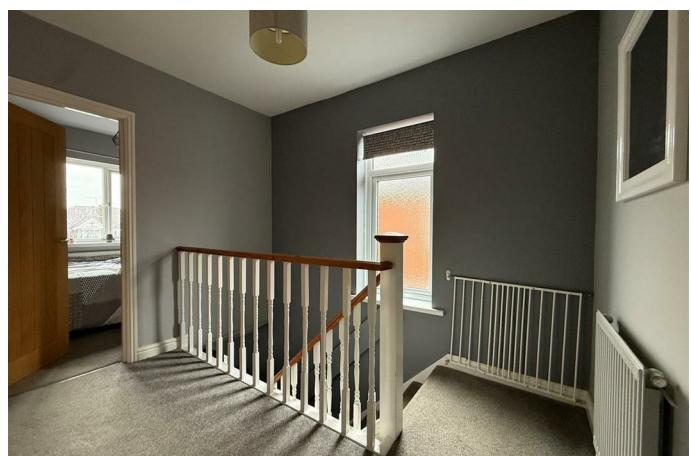
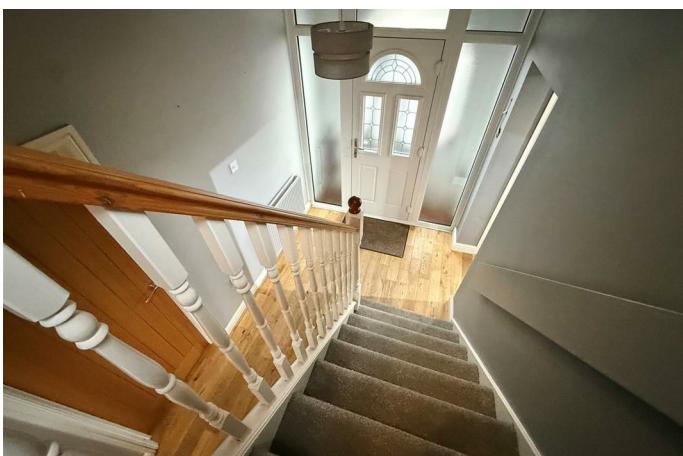
**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 :** Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artist's impression) of the property. Items 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.

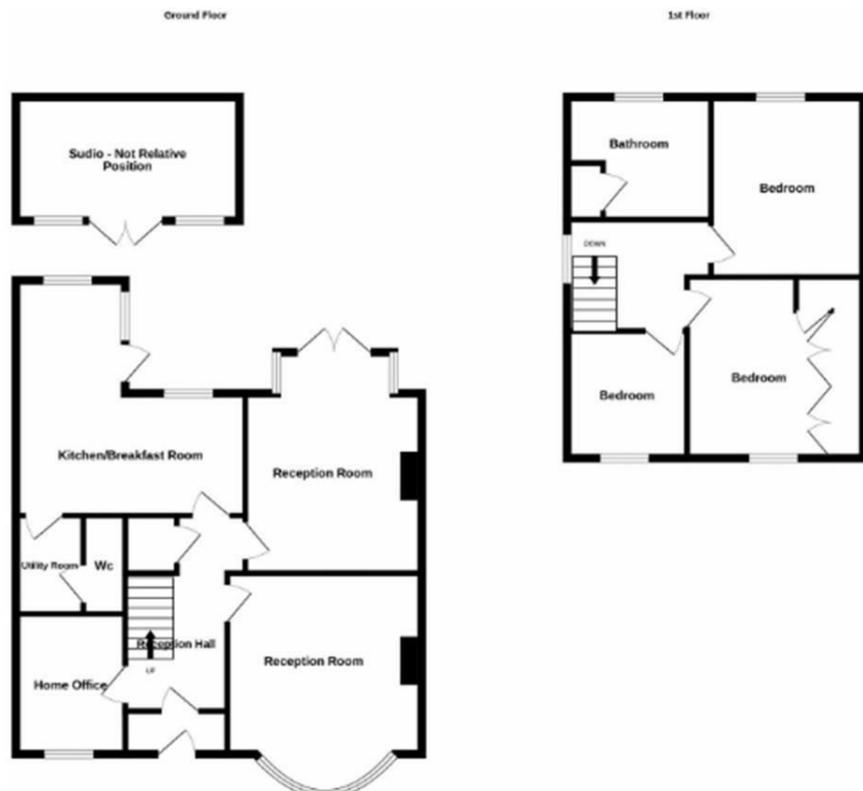
**Misrepresentation Act 1967 :** These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves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











**FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE**



 **Scriven & Co.**  
Est. 1937

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■ Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(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: 18548504