Scriven & Co.
Est. 1937

Residential Sales

18, Lilac Way, Halesowen, B62 9BH

Offers In The Region Of £425,000

- EXTENDED DETACHED FAMILY HOME
- SITUATED IN POPULAR CUL-DE-SAC LOCATION
- FOUR BEDROOMS
- DOWNSTAIRS W.C, FIRST FLOOR BATHROOM & SHOWER ROOM
- THROUGH LIVING ROOM & ENLARGED KITCHEN OPENING ONTO CONSERVATORY
- ATTRACTIVE REAR GARDEN
- DRIVEWAY & GARAGE

Situated in a popular cul-de-sac location is this extended detached four bedroom family home with bathroom and shower room. The property benefits from a conservatory and attractive rear garden.

Accommodation comprising enclosed porch, reception hall, kitchen, conservatory, through lounge, inner lobby, downstairs WC, landing, four bedrooms, bathroom, shower room, attractive rear garden, garage, gas boiler serving radiators, double glazing to windows as specified.

ENCLOSED PORCH (front)
Obscure double glazed front door and obscure double glazed side panel, obscure double glazed window to side, obscure double glazed front door opening onto reception hall.

RECEPTION HALL (inner) 1.94m x 4.08m (maximum measurements including staircase.)
Panel radiator, coving to ceiling, display niche, staircase off to first floor landing. Doors off.

KITCHEN (rear) 2.99m x 3.12m plus 2.37m x 2.36m
Tiled floor finish, double glazed window overlooking rear garden, recessed spotlights to ceiling, base units with cupboards and drawers, worktops, integrated appliances to include dishwasher, washing machine, fridge, freezer, double oven, four ring electric hob, cooker hood above, wall mounted store cupboards at high level, bowl and a half single drainer sink with mixer tap, display cabinets, panel radiator, wine rack. Door opening onto inner lobby. Opening onto:

CONSERVATORY (rear) 1.84m x 2.64m
Tiled floor finish, ceiling light and fan, double glazed windows and double glazed double doors onto rear garden.

INNER LOBBY (inner)
Doors onto garage and WC.

DOWNSTAIRS WC (side)
Obscure double glazed window, panel radiator, WC, wash hand basin with tiled splashback,

THROUGH LIVING ROOM (front to rear) Comprising:

LOUNGE AREA (front)
Double glazed bow window, panel radiator, ornamental coving to ceiling, ornamental ceiling rose, gas fire with fire surround, archway onto dining area.

DINING AREA (rear)
Panel radiator, double glazed sliding door onto rear garden, ornamental ceiling rose, ornamental coving to ceiling.

Staircase from reception hall leading to first floor landing.

FIRST FLOOR LANDING (inner)
Access to roof space coving to ceiling, airing cupboard housing Worcester gas boiler,

BEDROOM ONE (front) 4.15m x 3.50m
Double glazed window, panel radiator, coving to ceiling, ornamental ceiling rose, range of fitted wardrobes, overbed storage, dressing table,

BEDROOM TWO (rear) 3.67m x 3.10m
Double glazed window, panel radiator, fitted wardrobe with mirrored doors,

BEDROOM THREE (front) 2.37m x 4.69m
Double glazed window, panel radiator, coving to ceiling, fitted wardrobe.

BEDROOM FOUR (front) 2.30m x 2.82m (maximum measurements including bulkhead of staircase)
Store cupboard with mirrored doors built over bulkhead of staircase, coving to ceiling, double glazed window, panel radiator.

BATHROOM (rear) 1.66m x 2.12m
Obscure double glazed window, panel radiator, WC, pedestal wash hand basin, panel bath, electric shower over bath, shower curtain rail, shower attachment to bath, wall mounted mirrored cabinet, walls tiled to full height.

SHOWER ROOM (rear) 2.40m x 1.54m
Obscure double glazed window, recessed spotlights to ceiling, heated towel rail, wash hand basin with vanity unit and mixer tap, WC with concealed flush, shower cubicle with shower screen, extractor, dual shower fitting to shower, shower panels to wall,

GARAGE 5.43m x 2.54m (2.32m)
light activated by sensor, strip light to ceiling, gas and electric meters.

REAR GARDEN
Paved patio area onto shaped lawn, borders with shrubs, plants and trees. Pergola. Side entry from garden to front.

COUNCIL TAX BAND E (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
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. (REV03:02/26).

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Est. 1937

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