



8, Alder Grove, Halesowen, B62 9TL

Offers In The Region Of £415,000

- MUCH IMPROVED & RE-PLANNED LINK DETACHED HOUSE
 - SITUATED IN A CUL-DE-SAC LOCATION
 - RE-FITTED KITCHEN DINER
 - DOWNSTAIRS WC & UTILITY
 - FOUR GENEROUS BEDROOMS
 - EN-SUITE SHOWER ROOM, BATHROOM & DOWNSTAIRS WC
 - REAR GARDEN & LARGE BRICK STORE (FORMER GARAGE)

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A well-presented, reconfigured link-detached house, situated in a cul-de-sac location, offering four generously sized bedrooms, well-proportioned accommodation throughout, and a refitted kitchen-diner.

Accommodation comprising reception hall, understairs store, downstairs WC, lounge, re-fitted kitchen diner, utility, staircase, landing, store cupboard, four bedrooms, bedroom one with ensuite shower room, bathroom, former garage/store, off road parking, rear garden, gas boiler serving radiators, double glazing to windows as detailed.

RECEPTION HALL (inner/side)

Obscure double glazed front door with obscure double glazed panel to side, coving to ceiling, panel radiator, store cupboard. Staircase with handrail off to first floor landing.

DOWNSTAIRS WC (side)

Obscure double glazed window to side, WC with concealed flush, wash hand basin with mixer tap and vanity unit, toilet roll holder, towel holder, mirror to wall, walls tiled to full height, wood effect floor.

LOUNGE (front) 5.47m x 3.28m (3.76m)

Double glazed bow window, two panel radiators, coving to ceiling.

RE-FITTED KITCHEN DINER (rear) 5.42m x 3.40m

Sliding double glazed door and double glazed window onto rear garden, panel radiator, wood effect floor finish, recessed spotlights to ceiling, single bowl single drainer sink with mixer tap, range of base units with cupboards and drawers, worktops with upstands, breakfast bar, integrated appliances to include fridge freezer, AEG cooker, AEG four ring electric hob with splashback and cooker hood above and dishwasher. Pull out bin unit, wall mounted store cupboards at high level, double glazed door opening onto utility.

UTILITY (side/front/rear) 2.19m x 4.47m

Obscure double glazed window and double glazed door to front, obscure double glazed door onto rear garden, wood effect vinyl floor finish, wall mounted gas boiler, worktop, store cupboards, wall mounted store cupboards at high level, space for fridge freezer, panel radiator. Door opening onto former garage.

AGENTS NOTE -Building regulation approval was not obtained for the creation of the utility.

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

FIRST FLOOR LANDING (inner/side)

Obscure double glazed window to side, access to roof space, store cupboard.

BEDROOM ONE (rear) 3.32m x 3.54m

Double glazed window, panel radiator, fitted wardrobes with overbed storage, door opening onto en-suite shower room.

EN-SUITE SHOWER ROOM 1.14m (0.73m) x 2.39m max

Obscure double glazed window, WC with push button flush, wash hand basin with vanity unit and mixer tap,

panel radiator, towel holder, toilet roll holder, extractor. Walls tiled to full height. Shower cubicle with dual shower fitting.

BEDROOM TWO (rear) 2.08m x 3.53m

Double glazed window, panel radiator,

BEDROOM THREE (front) 1.84m x 3.91m max

Sloping ceiling, double glazed window, panel radiator, storage.

BEDROOM FOUR (front) 2.62m x 3.54m

Two double glazed windows, panel radiator.

BATHROOM (side) 1.81m x 2.26m (1.65m)

Obscure double glazed window, WC, wash hand basin with hot and cold tap, panel bath with hot and cold tap, shower over bath, extractor, panel radiator, tile effect floor finish, shower curtain rail, walls tiled to full height.

REAR GARDEN

The property benefits from a good sized garden with patio area and lawn. Pathway leading to former garage/store.

FORMER GARAGE/STORE

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)

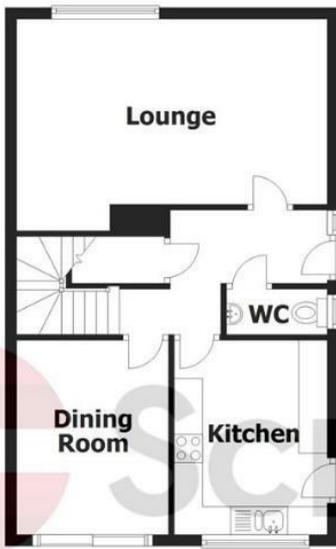




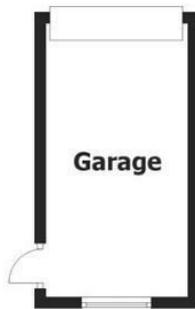
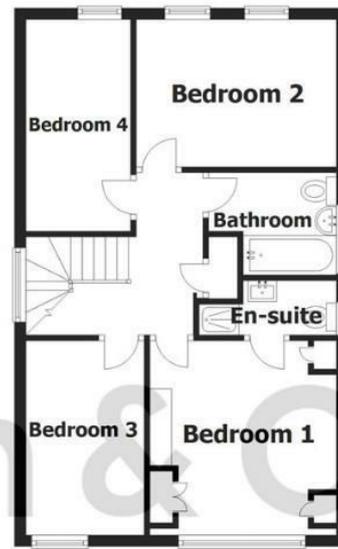




Ground Floor



First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	64	81
England & Wales		EU Directive 2002/91/EC