



Scriven & Co.

Est. 1937

Residential Sales



66, Manor Lane, Halesowen, West Midlands, B62 8QD

Offers In The Region Of £500,000

- DETACHED HOUSE WITH DELIGHTFUL REAR GARDEN
- CONVENIENTLY SITUATED FOR A HOST OF AMENITIES
 - KITCHEN/DINER
 - UTILITY AND DOWNSTAIRS WC
 - THROUGH LIVING ROOM
 - FOUR BEDROOMS
- EN-SUITE BATHROOM AND SHOWER ROOM
 - LARGE GARDEN

All Buildings Great & Small



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Conveniently situated for a host of amenities is this four bedroom detached house with large garage. The benefits from a delightful rear garden.

Accommodation

Enclosed porch, entrance hall, downstairs w.c, walk in store cupboard, through living room, kitchen/diner, utility, landing, bedroom one with ensuite bathroom, three further bedrooms, shower room, large garage, good sized rear garden. Gas boiler serving radiators, double glazing to windows as detailed.

The property is approached via a shared driveway, off road parking and a fore garden.

ENCLOSED PORCH (Front)

Double glazed double doors to front. 'Amtico' floor finish, double glazed door with matching obscure double glazed side panel opening onto:

ENTRANCE HALL (Inner)

Spotlights to ceiling, 'Amtico floor finish', coving to ceiling, panel radiator, walk in storage cupboard.

FITTED CLOAKROOM (SIDE)

'Amtico floor finish' heated towel rail, obscure double glazed window to side, toilet roll holder, w.c with push button flush, pedestal wash hand basin with mixer tap, mirror to wall.

THROUGH LIVING ROOM 5.03m (4.15m) x 6.95m

Double glazed bow window, two panel radiators, coving to ceiling, gas fire, double glazed double doors with matching double glazed side panels onto rear garden.

Door from reception hall opening onto:

KITCHEN/DINER (Rear) 3.16m x 4.46m

Panel radiator, spotlights to ceiling, double glazed windows overlooking rear garden, range of base units with cupboards and drawers, complementary work tops, single bowl single drainer stainless steel sink with mixer tap, breakfast bar, recess for dishwasher, 'Whirlpool' double oven, four ring 'Whirlpool' electric hob with cooker hood above, integrated fridge/freezer, tiled splash backs, storage cupboards at high level. Door opening onto:

UTILITY (Side) 2.72m x 1.63m

Double glazed door and double glazed window to side, tiled floor finish, circular bowl sink with drainer with mixer tap, recess and plumbing for washing machine with space for condenser dryer above. Base unit with cupboard beneath and work surface area, tiled splashback, drying rail and storage cupboard above, cupboard housing Worcester boiler with further storage cupboard beneath.

Staircase with lightwell above from ground floor reception hall leading to:

FIRST FLOOR LANDING

Coving to ceiling, access to roof space, walk in storage cupboard with shelving.

BEDROOM ONE (Rear) 3.88m max x 3.38m max
Double glazed window, panel radiator, fitted wardrobe

Door opening onto:

ENSUITE BATHROOM (Rear) 2.07m x 1.76m
Heated towel rail, obscure double glazed window, tiled floor finish, panelled bath with electric 'Mira' shower over, w.c with concealed flush, wash hand basin with mixer tap and vanity unit, storage cupboard at high level, walls tiled to full height.

BEDROOM TWO (Front) 3.49m x 2.90m
Double glazed window, panel radiator, fitted wardrobe and drawers

BEDROOM THREE (Front) 2.57m max x 3.59m
Double glazed window, panel radiator, built in storage cupboard

BEDROOM FOUR (Front) 1.96m x 2.49m
Double glazed window, panel radiator, storage cupboard.

SHOWER ROOM (Rear) 2.09m x 2.31m
Walk in shower cubicle, electric 'Mira' shower, tile effect floor finish, panel radiator, w.c with concealed flush, wash hand basin with vanity unit, obscure double glazed window.

LARGE GARAGE 4.57m x 6.57m

AGENTS NOTE - The electric door is not operational and requires to be opened manually.

REAR GARDEN - The property enjoys the benefit of a good sized private rear garden. A patio area leads onto a shaped lawn. Borders stocked with shrubs and plants. Further patio to top of garden. Garden fencing. Side access from garden to front of property on both sides.

COUNCIL TAX BAND F

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.

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.

Property Information Links

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 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.

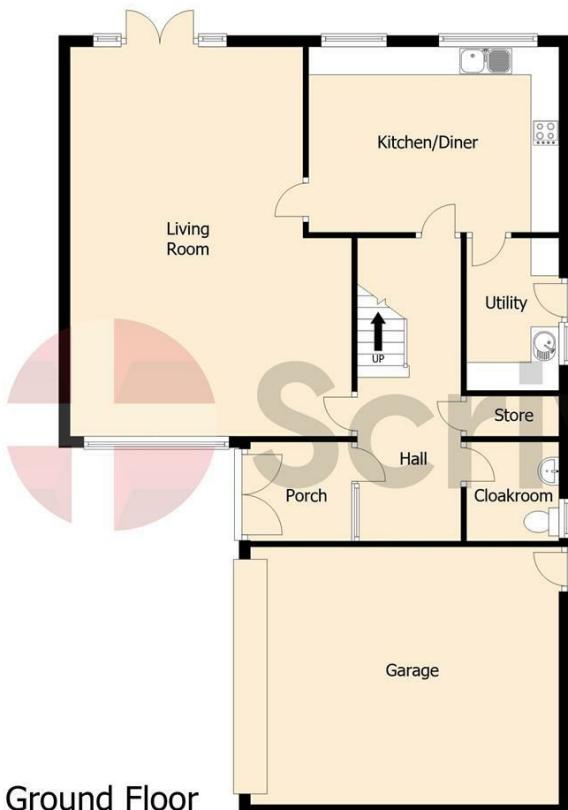
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any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











First Floor

Not to scale. This floor plan is for illustration purposes only.
The position and size of doors, windows and other features are approximate.



 **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		84
(81-91) B		
(69-80) C		63
(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: 18638344