



### The Summit, Summit Gardens, Halesowen, B63 4SP

#### Offers In The Region Of £650,000

- IMPRESSIVE INDIVIDUAL DETACHED PERIOD HOME FULL OF CHARACTER AND CHARM
  - EXTENSIVE ACCOMMODATION WITH SOME ORIGINAL FEATURES
- KITCHEN WITH DINING AREA, TWO RECEPTION ROOMS AND CONSERVATORY
  - WELCOMING RECEPTION HALL AND SPACIOUS LANDING AREA
    - FOUR BEDROOMS (TWO WITH VIEWS)
- GUEST W.C, GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
  - AMAZING VIEWS OVER NEIGHBOURING DISTRICTS
- LANDSCAPED GARDENS WITH SEATING AREAS AND SUMMER HOUSES
  - CELLAR AND UTILITY

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An impressive, individual detached period home with extensive accommodation and thoughtfully planned garden with delightful views across neighbouring districts. The property boasts character and charm with some original features and must be viewed to be fully appreciated.

Accommodation comprising enclosed porch, welcoming reception hall, lounge, dining room, conservatory, kitchen with space for dining table, store room, guest WC, ground floor L-shaped shower room, outside utility, cellar, spacious landing, four bedrooms, walk in store, well appointed bathroom with shower cubicle, gas boiler serving radiators, double glazing to windows as specified. Gardens.

#### ENCLOSED PORCH (Front)

Double glazed double doors and double-glazed windows with leaded light effect, tiled floor finish, front door with leaded light panel, opening onto;

#### WELCOMING RECEPTION HALL (Inner)

Panel radiator, staircase off to first floor landing, doors off;

LOUNGE (Front/Side) 4.52m (5.52m) x 5.39m max  
Panel radiator, leaded light single glazed windows to front, gas fire, double glazed double doors opening onto rear garden, wood block floor finish.

#### DINING ROOM (Inner) 3.58m x 3.59m

Panel radiator, feature fireplace, opening onto:

#### CONSERVATORY (Rear) 4.14m x 3.22m to double doors (3.08m)

Tiled floor finish, double glazed windows, and double-glazed double doors onto rear garden.

#### KITCHEN WITH SPACE FOR DINING TABLE (FRONT/SIDE) 3.62m (3.29m) x 4.49m

Two double glazed windows, tiled floor finish, kitchen fitted with a range of base units with cupboards and drawers, worktops, double oven, four ring electric hob, cooker hood above hob, integrated "Bosch" dishwasher, bowl and a half ceramic sink with mixer tap, wall mounted storage cupboards at high level with down lighting, integrated fridge/freezer, original built in cupboard, electric fire with fire surround.

#### HALL

Single glazed leaded light door, door opening onto cellar,

#### WALK IN STOREROOM

Obscure double-glazed window, wall mounted "Worcester" gas boiler, hanging rail.

#### REAR HALL

Double glazed window,

#### GUEST W.C

Panel radiator, obscure double-glazed window, wash hand basin with mixer taps, vanity unit, w.c. with push button flush.

#### GROUND FLOOR L-SHAPED SHOWER ROOM (Rear)

4.24m x 1.45m (plus 1.29m x 1.40m)

Obscure double-glazed window, panel radiator, tiled floor finish, double-glazed windows, access to roof space, shower enclosure with electric shower, wash hand basin with mixer tap, vanity unit.

Staircase from ground floor entrance hall leading to;

UTILITY ROOM (Located outside in rear courtyard area)

#### HALF SPACE LANDING (Front)

Double glazed window to front and circular window.

#### CENTRAL LANDING (Inner)

Panel radiator with radiator cover.

#### BEDROOM 1 (Front/Side) 4.54m x 4.84m

Two double glazed windows, panel radiator.

#### BEDROOM 2 (Side) 3.59m x 3.60m (max)

Double glazed window, panel radiator.

#### BEDROOM 3 (Front/side) 3.65m (3.27m) x 3.51m

Two double glazed windows, panel radiator.

#### BEDROOM 4 (Rear) 1.98m x 2.93m (maximum measurements including steps into room)

Double glazed window, panel radiator, access to roof space.

#### WELL APPOINTED BATHROOM WITH SHOWER

#### CUBICLE 3.70m x 2.03m

Shower cubicle, obscure double-glazed window, recessed spotlights to ceiling, tiled floor finish, w.c. with push button flush, shower enclosure with dual shower fitting, free standing bath, shower fitting, heated towel rail, toiler roll holder.

#### STORE (REAR)

Single glazed leaded light window.

#### LANDSCAPED GARDENS

The property benefits for the most wonderful garden with patio areas, two summer houses and large lawned area.

#### 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>

### Important notices

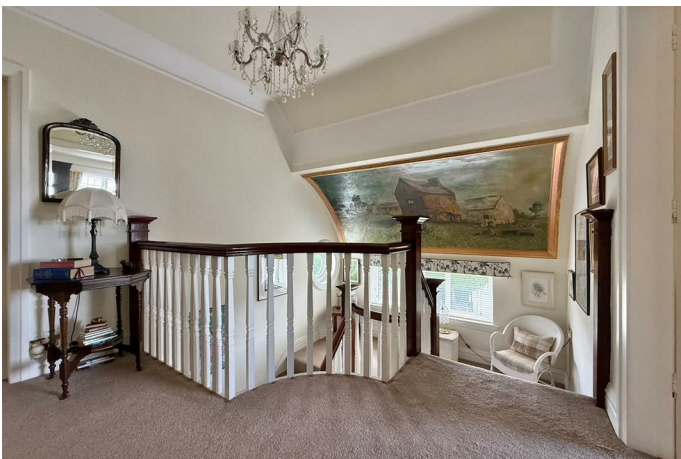
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by 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.

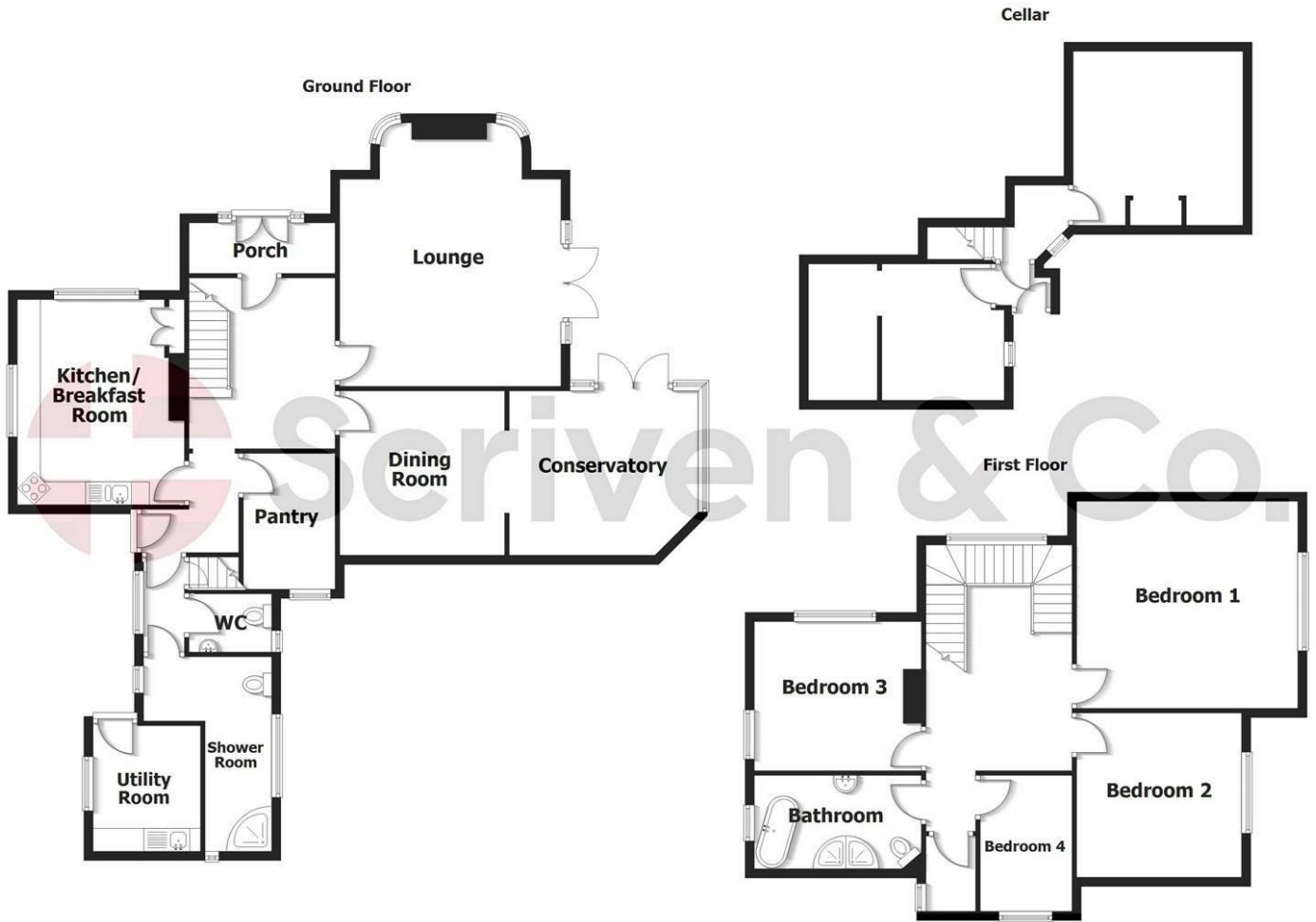
**VAT:** All figures quoted are exclusive of VAT where applicable. **Rating Assessments:** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).











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- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property Reference: 18722126