



18, Birmingham Road, Blakedown, Kidderminster, DY10 3JE

An opportunity to acquire an end terraced house extensively improved and modernised to provide exceptional and very spacious living accommodation with off road parking for two vehicles and an enclosed garden.

Asking Price: £425,000

All Buildings Great & Small

An opportunity to acquire an end terraced house tastefully improved and modernised to provide exceptional and very spacious living accommodation with off road parking for two vehicles and enclosed gardens.

Allstar Developments Ltd have undertaken substantial improvement works to the property to provide this rather special accommodation.

Accommodation comprising enclosed porch, living room, utility room, fitted cloakroom, open plan kitchen/dining area with a host of appliances and aspect onto garden.

Landing, principal bedroom with en-suite shower room, two further double bedrooms. Well-appointed bathroom with both bath and shower. New gas central heating system. New quality internal doors. A must view property.

The accommodation comprises:

ENCLOSED PORCH ENTRANCE

LOUNGE (front) 3.93 x 5.53

Panel radiator

INNER HALL

Door to gardens

UTILITY ROOM (side) 2.14 x 1.63

Base units, wall cupboards, complementary work surface areas and sink. Washing machine/dryer, panel radiator and door to fore and rear gardens.

FITTED CLOAKROOM

WC and wash hand basin

INNER HALL

Staircase leading off with cupboard beneath

OPEN PLAN QUALITY FITTED KITCHEN/DINING AREA (rear)

Kitchen Area 3.5 x 6.63

Quality fitted kitchen with a range of base units, wall cupboards and complementary work surface areas and single ceramic drainer sink, appliances to include electric ceramic hob with splash back, electric double oven/grill, tall fridge/freezer, dishwasher, vented extractor.

DINING AREA

With bi-fold doors opening to gardens and panel radiator.

The accommodation of the first floor comprises:

LANDING

PRINCIPAL BEDROOM ONE (rear) 3.5 X 4.14

Fitted wardrobe and panel radiator.

EN-SUITE SHOWER ROOM (side) 2.45 x 2.4

Large walk-in shower with glazed screen, vanity unit with basin, WC with low level flush, heated towel rail and a backlit mirror.

BEDROOM TWO (front) 2.69 x 3.95

Panel radiator

BEDROOM THREE (front) 2.72 x 3.95

Panel radiator

WELL APPOINTED BATHROOM (side) 2.74 x 2.01

Panel bath, separate shower cubicle, WC with low level

flush, vanity unit with cupboards beneath, heated towel rail and a backlit mirror.

OUTSIDE

The property has landscaped fore and rear garden. The rear garden will be turfed and is enclosed with a paved terrace and pathway to rear. A gateway leads to parking spaces found at the rear. One of the spaces has an electric charging point. A garden shed, outside tap and an electric socket are also provided.

SERVICES

Mains gas, water and electricity will be connected. A gas combination boiler will heat water filled panel radiators and provide domestic hot water. The house has been rewired. Cat five wiring has also been installed to provide better internet connection within the home. The chimneys at roof level have been retained in order to keep the character of the property. (There will not be operational chimneys).

FLOOR FINISHES

Luxury vinyl tiled flooring providing a wood grained effect will be provided to the ground floor with carpets to the staircase and first floor bedrooms. The bathroom and en-suite will have a luxury vinyl, ivory coloured floor finish.

THE GROUNDS

The properties on the development will comprise of 3 terraced houses and 3 brand new bungalows. The development will be approached via a private driveway and landscaped gardens.

The cost of maintaining the private road will be divided equally between the 6 owners as and when the road requires to be repaired in future years. Certain owners will be responsible for garden maintenance adjoining the communal grounds.

CAR PARKING

Each house will have two allocated parking spaces. The bungalows will each have parking provision within the individual plots.

ALARM

An intruder alarm system is installed.

TENURE

The properties, together with the parking spaces, will be sold freehold. A portion of the driveway will be allocated to each property. Each property owner will have communal access rights over the driveway.

Viewing strictly by arrangement with the agent's dependant on the stage of construction who will hold keys and accompany prospective purchasers around the property.

TRANSPORT PLAN

The local railway station is accessed off Station Drive providing access to Worcester Foregate Street and Birmingham City Centres, with local stations at Droitwich, Kidderminster, Hagley, Stourbridge, Lye, Cradley Heath, Old hill and the Jewellery Quarter, Birmingham Snow Hill and Birmingham Moor Street. Train times are available from West Midlands Railway (westmidlandsrailway.co.uk). (Note: Trains do not always stop at every station).

Bus services stop at the Old House at Home. In particular the 192 providing access to Kidderminster, Hagley and Halesowen (Monday to Friday), service changes weekends. Interested parties should liaise with Diamond

buses.com to ascertain services that are available. Local taxis are available in both Stourbridge and Kidderminster. Wyre Forest operate community transport dial a ride scheme for parties that register with them. In particular for wheelchair users.

Tel: 01562 755084

Note: all services are subject to change and interested parties should liaise with service providers.

FACILITIES

There are two local public houses in Blakedown. The Blakedown and Hagley tennis club is also located in the village. The local school in Blakedown is the C of E Primary School. Hagley Catholic Secondary School and Haybridge are both in Hagley. The schools are within walking distance of Hagley Station. All schools are subject to availability and interested parties are advised to make enquiries in this respect with Worcestershire County Council prior to purchase.

A post office and shops are also found along the Birmingham Road in Blakedown.

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>

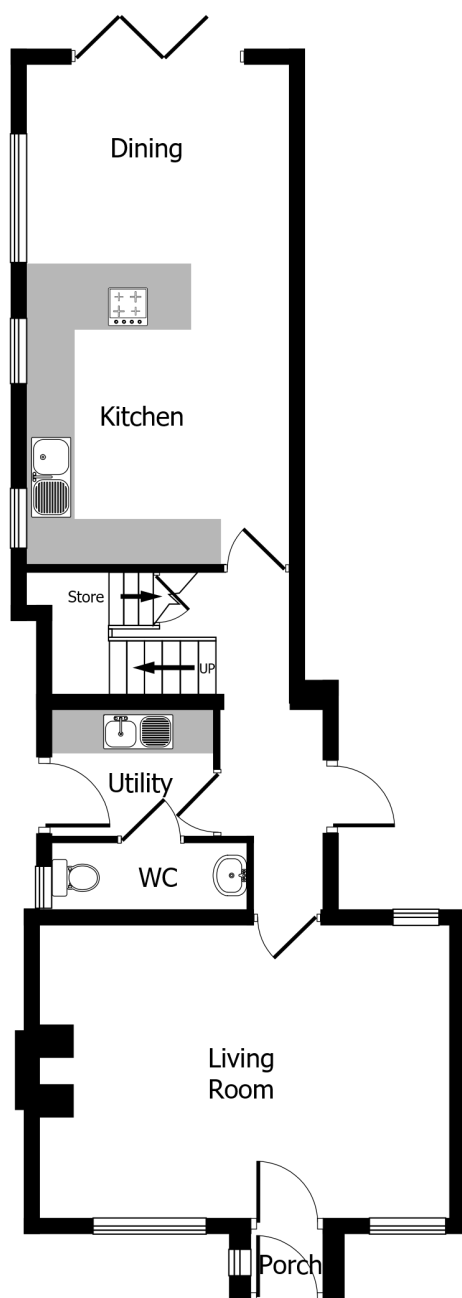
Water supplier:

<https://www.ofwat.gov.uk/households/your-water-company>
<https://www.water.org.uk/customers/find-your-supplier>

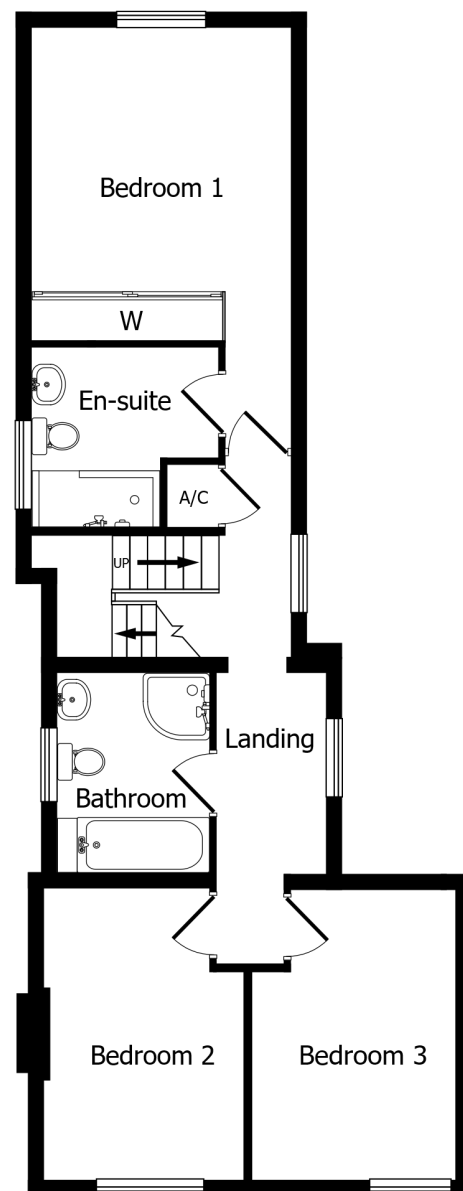
Consumer code for house builders:

<https://consumercode.co.uk>



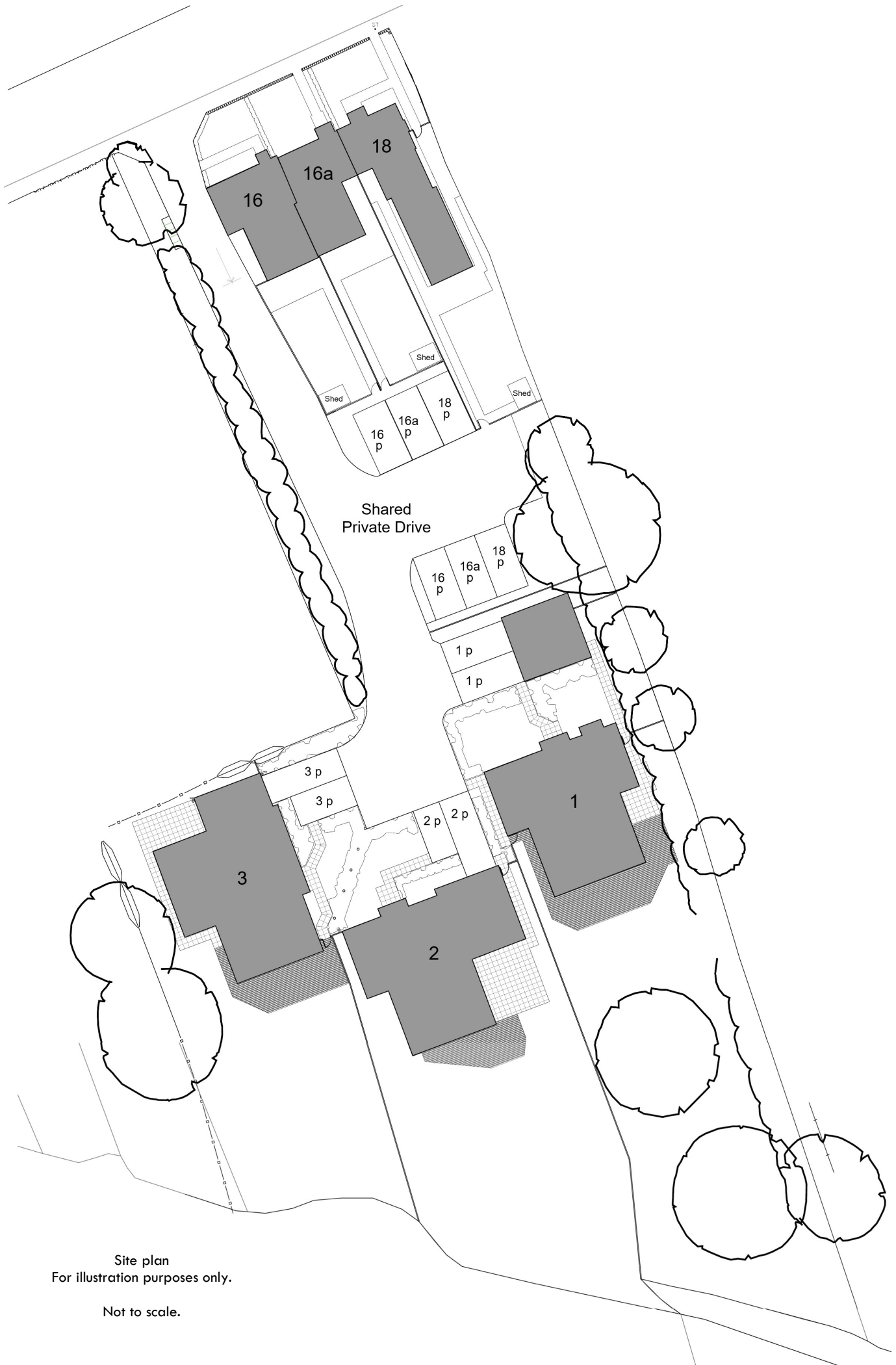


Ground Floor



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.



Site plan
For illustration purposes only.

Not to scale.



Principal Bedroom



En-suite shower room



Bathroom





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- Email: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated by RICS

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).