



8, Oak Barn Road, Halesowen, B62 9DW

Offers In The Region Of £260,000

- EXTENDED SEMI DETACHED HOUSE
 - LANDSCAPED REAR GARDEN
 - THREE BEDROOMS & BATHROOM
- KITCHEN, UTILITY & DOWNSTAIRS W.C.
 - LOUNGE & DINING ROOM
 - NO UPWARD CHAIN

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An extended, tastefully presented three bedroom semi detached house with landscaped rear garden.

Accommodation comprising enclosed porch, reception hall, dining room, lounge, kitchen, utility, downstairs WC, landing, three bedrooms, bathroom, gas boiler serving radiators, double glazing to windows as detailed, landscaped rear garden, off road parking.

Single glazed double doors with obscure single glazed glass opening onto reception hall.

ENCLOSED PORCH

Single glazed double doors with obscure single glazed doors to front. Tiled floor finish, cupboard housing gas meter, front door with leaded light panel opening onto reception hall,

RECEPTION HALL (inner)

Panel radiator, Minton style floor with geometric tile pattern, staircase off to first floor landing, coving to ceiling.

DINING ROOM (front) 3.49m (3.12m) x 3.48m plus bay. Double glazed bay window, fitted shutters, panel radiator, built in store cupboards, coving to ceiling, picture rail, panelled wood floor finish.

LOUNGE (rear) 3.13m (2.77m) x 4.12m plus bay
Panel radiator, double glazed sliding door onto rear garden, panelled wood floor finish, feature fire place, wood panelling to walls, fitted store cupboard with glass fronted double doors and shelves and drawers.

KITCHEN (rear) 2.12m x 3.04m plus pantry
Double glazed window to rear, panel radiator, tiled floor finish, fitted store cupboards at high level, fitted with a range of base units with cupboards and drawers, worktops, tiled splashbacks, bowl and a half single drainer stainless steel sink with mixer tap, space for cooker, plumbing for washing machine, integrated Whirlpool dishwasher, store cupboards at high level, door opening onto pantry.

PANTRY (front)

Steps down. Obscure single glazed window, tiled floor, electric meter, archway onto utility.

UTILITY (front to rear) 2.03m (1.70m) x 4.75m
Tiled floor finish, door to front, sliding double glazed door onto rear garden, space for fridge freezer, base units with store cupboards, worktops, door onto downstairs WC.

DOWNSTAIRS WC

Tiled floor, obscure double glazed window to rear, wash hand basin with hot and cold tap, splashback, WC with low level flush.

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

FIRST FLOOR LANDING (inner/side)

Obscure single glazed window, doors off.

BEDROOM (rear) 3.18m (2.82m) x 4.12m
Double glazed window, panel radiator, picture rail,

BEDROOM (front) 3.51m x 3.22m (2.86m)
Double glazed window, panel radiator,

BEDROOM THREE (front) 2.13m x 2.72m maximum measurements including bulk head of staircase
Double glazed window, panel radiator,

BATHROOM (rear) 2.11m x 2.14m

Obscure double glazed window to rear, obscure single glazed window to side, WC, corner bath with shower, shower curtain rail, access to roof space, store cupboard housing hot water cylinder and Worcester gas boiler.

REAR GARDEN

The property enjoys the benefit of a good sized rear garden with decked area, step down to artificial grass, patio area, borders, raised planter, external lighting. Further garden area with storage sheds.

COUNCIL TAX BAND C (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.

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>

Money Laundering Regulations –

In order to comply with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory photographic identification, proof of address/residency, verification of the source of funds for the purchase (including supporting bank statements evidencing any deposit monies), and a copy of a mortgage Agreement in Principle from the appropriate lender where applicable.

Photographic identification and proof of address will normally be validated through an electronic identity verification process, which includes biometric checks, meaning certified hard copies are not usually required. However, we reserve the right to request copies of identification or address documents where considered necessary, to satisfy our legal or compliance obligations. All parties involved in the purchase must complete this verification at a cost of £30.00 plus VAT per person.

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: It is the clients' or buyers' decision whether to choose to deal with any of the service providers.

Scriven & Co routinely refers sellers (and buyers) to a Financial Services Company. Should the client or a buyer decide to use this company please note that Scriven & Co receive a payment from them 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. Should the client or a buyer decide to use any of these companies please note 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. Should the client or a buyer decide to use this 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.

For full referral fee details go to our website:

www.scriven.co.uk : Disclosure of Referral Fees

VIEWING

By appointment with Scriven & Co. Residential Sales Department on 0121-422-4011 (option 1).

Important notices

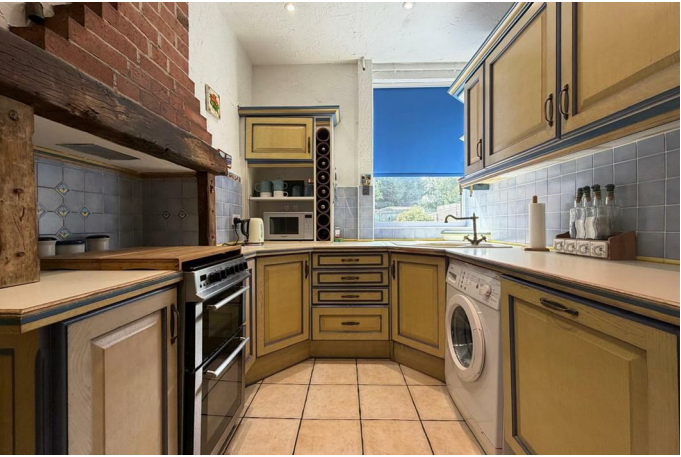
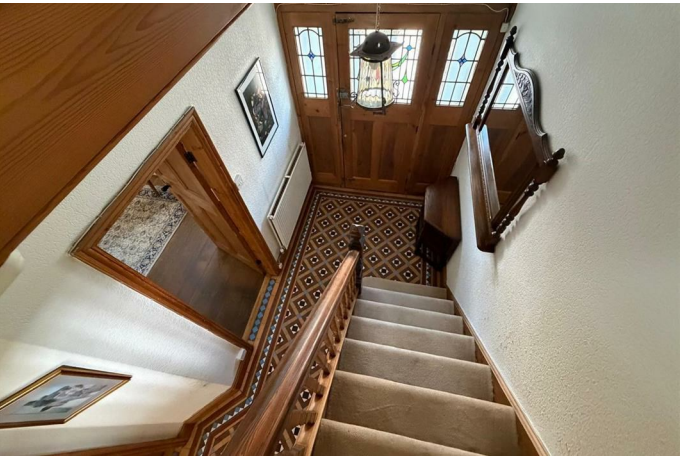
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by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

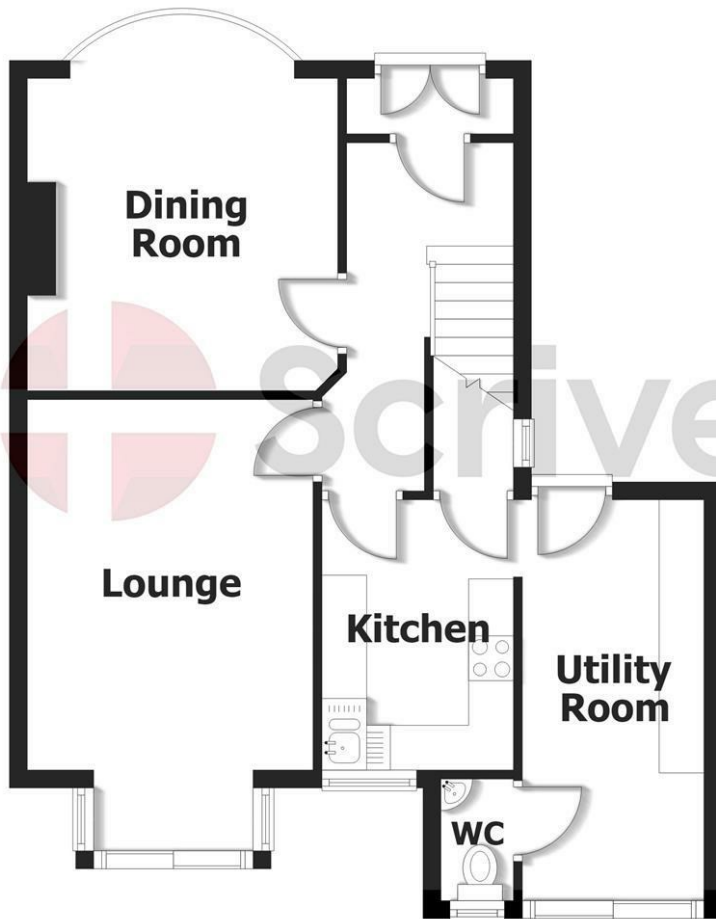




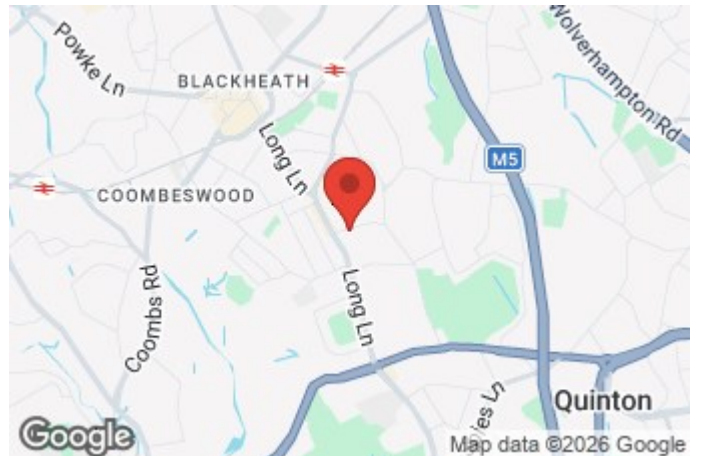
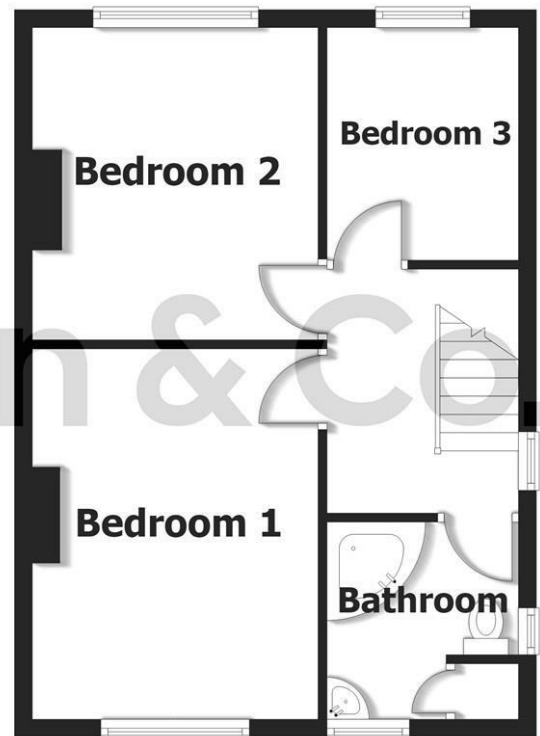




Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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: 18813838