Scriven & Co.
Est. 1937

Residential Sales



9, Hiplands Road, Halesowen, B62 0BH

Offers In Excess Of £400,000

- SPACIOUS SEMI DETACHED FAMILY HOME IN LAPAL
- PLANNING PERMISSION FOR A FIRST-FLOOR SIDE & SINGLE STOREY REAR EXTENSION, TOGETHER WITH A LOFT CONVERSION
- LOUNGE, DINING ROOM & PLAYROOM
- THREE BEDROOMS TO FIRST FLOOR & MODERN HOUSE BATHROOM
- GARAGE CONVERSION OFFERING POTENTIAL FOR A FOURTH BEDROOM ON GROUND FLOOR
- UTILITY ROOM & DOWNSTAIRS WC
- EXTENSIVE REAR GARDEN PERFECT FOR FAMILIES
- CONVENIENT FOR A HOST OF SHOPS & AMENITIES
- NO UPWARD CHAIN

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Situated within this popular road in Lapal, this well-proportioned three-bedroom semi-detached family home with a garage conversion offers versatile accommodation, a generous rear garden and potential for further enhancement. The property benefits from planning permission for a first-floor side and single-storey rear extension, together with a loft conversion incorporating a rear dormer.

The property is situated in the popular residential area of Lapal, Halesowen, which offers a range of local amenities and convenient access to the surrounding areas. Everyday shopping facilities and local services are available nearby, with a wider choice of shops, supermarkets, cafés and other amenities in Halesowen town centre, including the Cornbow Shopping Centre. The area is served by local bus routes, providing connections to Halesowen and neighbouring areas, whilst Rowley Regis and Old Hill railway stations offer rail services to destinations across the West Midlands and beyond. For those who enjoy outdoor recreation, Leasowes Park and its surrounding historic landscape provide opportunities for walking and enjoying green space.
Educational facilities in the wider locality include Lapal Primary School, Howley Grange Primary School and Leasowes High School.
Distances and journey times are approximate and may vary depending on the route and mode of transport. Schools are provided for general information only; prospective purchasers should make their own enquiries regarding admissions policies, catchment areas, availability of places and suitability. All information relating to local amenities, transport links and facilities should be independently verified by prospective purchasers.

The existing accommodation comprises an enclosed porch, welcoming reception hall, dining room, former garage now versatile playroom or potential fourth bedroom, lounge, kitchen with integrated appliances, useful utility room storage area, and downstairs WC. To the first floor are three bedrooms and a modern family bathroom with separate bath and shower cubicle.
Externally, the property enjoys a particularly generous rear garden, with a paved patio area and steps leading down to a lawn, providing plenty of space for families and outdoor entertaining.

ENLOSED PORCH (FRONT)
Double glazed double doors and double-glazed windows.

RECEPTION HALL (INNER)
Panel radiator, wood effect floor finish, staircase off to first floor landing and shoe cupboard under stairs.

KITCHEN (REAR) 3.10m x 2.19m
Fitted with a contemporary range of base units, with contrasting black work surfaces and a splashback, wall mounted store cupboards at high level, Integrated appliances include a double oven, induction hob, black cooker hood and dishwasher. Further features include a bowl and half single drainer stainless steel sink with mixer tap, double glazed window overlooking the rear garden, vertical column radiator and useful storage to the side.

STORE CUPBOARD (LOCATED UNDER STAIRS)

UTLITY ROOM (REAR)
Worktop, wall mounted gas boiler, double glazed door onto rear garden and storage area

DOWSTAIRS WC (REAR)
Heated towel rail, WC with push button flush, wash hand basin with mixer tap, obscure double glazed window to rear.

DINING ROOM (FRONT) 3.46m Plus bay (4.38m max into bay) x 2.99m (3.35m max)
Double glazed bay window and panel radiator.

PLAYROOM/POTENTIAL BEDROOM FOUR (FORMER GARAGE) (FRONT) 4.44m x 2.52m
Double glazed window and panel radiator.

LOUNGE (REAR) 3.76m x 3.32m (2.97m)
Panel radiator and double-glazed French doors opening directly onto the rear garden. Wall mounted electric fire

BEDROOM ONE (REAR) 3.78m x 2.93m (3.30m into wardrobe)
Panel radiator, double glazed window overlooking the rear garden with shutters and a range of fitted wardrobes.

BEDROOM TWO (REAR) 3.47m (4.56m max into bay) x 2.98m (3.35m max)
Panel radiator and double-glazed bay window with shutters

BEDROOM THREE (FRONT) 2.32m x 2.12m
Panel radiator double glazed window with shutters and coving to ceiling.

BATHROOM WITH SHOWER CUBICLE (2.21m x 2.61m)
A modern family bathroom fitted with a corner bath with shower attachment, separate shower cubicle with dual shower fitting, wash hand basin with mixer tap and WC with push-button flush. Further features include a heated towel rail, obscure double-glazed windows to the side and rear, rear window with shutters, part-tiled walls. Tiled floor finish, extractor, mirror to wall and recessed spotlights.

REAR GARDEN
The property enjoys the benefit of an extensive rear garden, providing a generous outside space with a paved patio area and steps leading down to a substantial lawn. The garden offers plenty of space for outdoor seating, entertaining and family use.

AGENTS NOTE - Information in respect of planning on the Dudley council online planning portal - (planning application reference P26/0050), subject to the conditions set out within the decision notice.

Council tax band: D

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 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

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).

















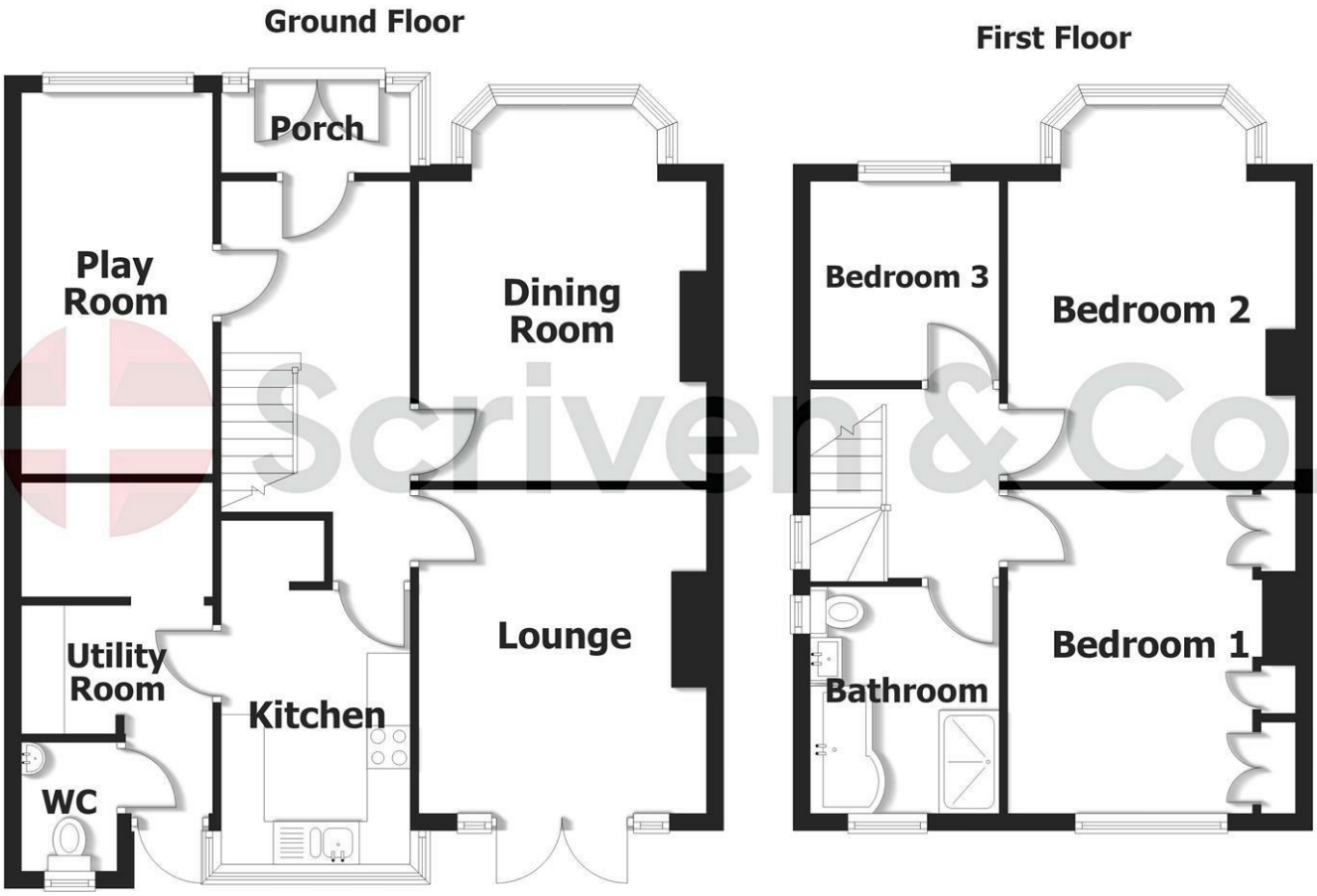










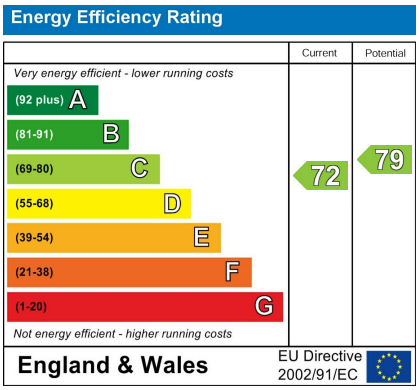






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