Scriven & Co.
Est. 1937

Residential Sales



9, Astley Crescent, Halesowen, B62 9SX

Offers In The Region Of £250,000

- SEMI DETACHED HOUSE IN CUL-DE-SAC LOCATION
- THREE BEDROOMS & RE-FITTED SHOWER ROOM & SEPARATE W.C
- TWO RECEPTION ROOMS & SMALL KITCHEN
- GENEROUS SIZED GARDEN
- DOWNSTAIRS W.C
- NO UPWARD CHAIN
- OFF ROAD PARKING TO FRONT

Situated in a popular residential location within a cul-de-sac, this three-bedroom semi-detached house offers two reception rooms and a generous rear garden. The property would benefit from some updating, providing an opportunity for the successful purchaser to make their own improvements and create a desirable family home. The property is offered for sale with NO UPWARD CHAIN.

Accommodation comprising enclosed porch, reception hall, downstairs WC, dining room, lounge, kitchen, landing, three bedrooms, separate WC, re-fitted shower room, rear garden, gas boiler serving radiators, double glazing to windows as detailed. Block paved driveway to front.

ENCLOSED PORCH (front)
Double glazed sliding door, gas meter at low level. Front door with leaded light panel opening onto reception hall.

RECEPTION HALL (inner)
Panel radiator, staircase off to first floor landing with handrail, sliding door opening onto WC.

WC (front)
Obscure single glazed window onto enclosed porch, wash hand basin with hot and cold mixer tap, tile splashback, grab rail, toilet roll holder, towel holder, WC with macerator, extractor.

DINING ROOM (front) 3.02m (2.65m) x 3.71m maximum into bay
Double glazed bay window, panel radiator.

LOUNGE (rear) 3.99m (3.62m) x 4.02m
Panel radiator, double glazed door and double glazed windows onto rear garden, electric fire, door opening onto kitchen.

KITCHEN (rear) 1.90m x 1.89m plus pantry
Double glazed window overlooking garden, obscure double glazed door onto garden, base units with cupboards and drawers, worktops, single bowl single drainer sink with mixer tap, tiled splashbacks, wall mounted store cupboards at high level, wall mounted electric heater, walls tiled to approximately half wall height.

PANTRY
Shelving, obscure double glazed window, electric meter.

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

FIRST FLOOR LANDING (inner/side)
Obscure double glazed window to side, access to roof space, doors off.

BEDROOM ONE (rear) 2.97m (2.83m) x 4.04m
Double glazed window, panel radiator,

BEDROOM TWO (front) 3.85m into bay x 2.29m (2.85m)
Double glazed bay window, panel radiator,

BEDROOM THREE (front) 1.90m x 3.14m (2.52m)
Double glazed window, panel radiator, wall mounted gas boiler.

WC (side)
Obscure double glazed window to side, WC with push button flush,

RE-FITTED SHOWER ROOM (rear) 1.82m x 1.54m plus recess
Obscure double glazed window, heated towel rail, wash hand basin with hot and cold taps, towel rail, walls tiled to approximately full wall height, shower enclosure with sliding door.

REAR GARDEN
The property has the benefit of a large extensive rear garden with pathway to lawn, fencing. Access to rear. Agents note – the access to the rear is currently fenced off.

Agents note - there is former coal store accessed from the side of the property which opens under the staircase of the dwelling.

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).























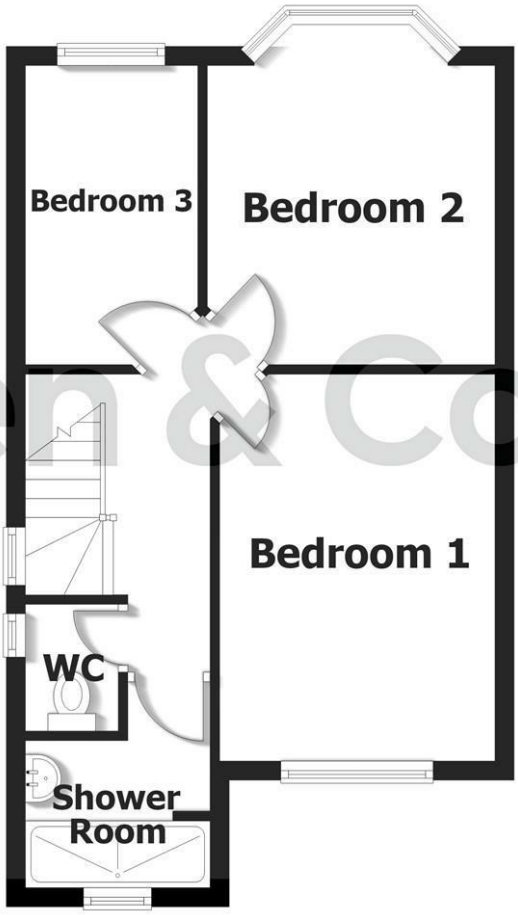




Ground Floor



First Floor



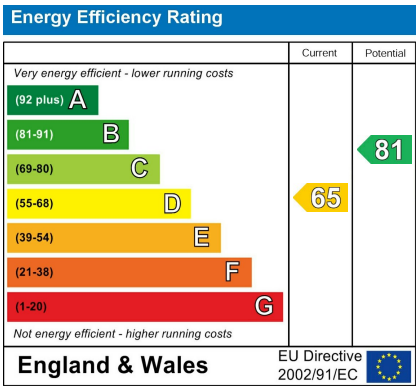
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