Scriven & Co.
Est. 1937

Residential Sales



160, Narrow Lane, Halesowen, B62 9NQ

Offers In The Region Of £400,000

- EXTENDED DETACHED HOUSE WITH SPACIOUS ACCOMMODATION
- IN NEED OF SOME MODERNISATION AND IMPROVEMENT
- THREE GENEROUS BEDROOMS & BATHROOM
- KITCHEN, UTILITY & DOWNSTAIRS W.C
- TWO RECEPTION ROOMS
- EXTENSIVE REAR GARDEN
- NO UPWARD CHAIN

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Situated in a popular location is this extended detached house offering three generous bedrooms, a large driveway providing ample off-road parking and an extensive rear garden. Although requiring some updating, the property offers excellent potential for improvement and the opportunity to create a desirable family home. The property is being sold with the benefit of NO UPWARD CHAIN.

Situated in the Hurst Green area of Halesowen, the property is conveniently located for a range of local amenities, including shops and convenience stores along Halesowen Road and Kent Road. Further shopping facilities are available at Asda on Hagley Road West, which is also home to the REEL Cinema, providing a local leisure option. Halesowen town centre offers a wider selection of shops, supermarkets and services, while nearby green spaces provide opportunities for walking and outdoor recreation. Rowley Regis railway station is approximately 0.9 miles away, providing rail connections to Birmingham and other destinations. Educational facilities in the area include Hurst Green Primary School and Leasowes High School, together with specialist provision at Halesbury School and Coombswood Special School. Prospective purchasers are advised to make their own enquiries with the relevant local authority and individual schools regarding catchment areas, admissions criteria, eligibility and availability of places, as applicable, as these arrangements may change.

Accommodation comprising enclosed porch, reception hall, sunken pantry, walk in store, dining room, extended lounge, extended kitchen, utility, WC, first floor landing, three bedrooms, bathroom, garage, gas boiler serving radiators, double glazing to windows as detailed. Extensive rear garden.

ENCLOSED PORCH (front)
Obscure double glazed front door, obscure single glazed front door opening onto reception hall.

RECEPTION HALL (inner)
Panel radiator, obscure single glazed window onto garage, staircase off to first floor accommodation, walk in store cupboard with single glazed window onto garage.

SUNKEN PANTRY (front)
Obscure double glazed window to front, gas meter, electric meter.

DINING ROOM (front) 3.64m plus bay x 3.65m
Double glazed bay window, panel radiator, coving to ceiling, gas fire (Agents note – gas fire is not safe and should be checked by a suitably qualified gas engineer).

EXTENDED LOUNGE (rear) 3.68m x 5.48m
Gas fire, double glazed sliding door onto rear garden, coving to ceiling, panel radiator.

EXTENDED KITCHEN (rear) 3.01m x 4.39m
Double glazed windows onto rear garden, strip lights to ceiling, panel radiator, kitchen fitted with base units with cupboards and drawers, worktops, tiled splashbacks, double bowl single drainer stainless steel sink with mixer tap, kitchen island, four ring gas hob, cooker hood above, wall mounted store cupboards at high level, integrated Hotpoint dishwasher, double oven, multi panel obscure glazed door onto utility.

UTILITY (rear) 3.24m plus recess x 2.74m
Strip light to ceiling, double glazed window and obscure double glazed door onto rear garden, panel radiator, single bowl single drainer stainless steel sink with hot and cold tap and drawer, space for condenser dryer, space and plumbing for washing machine, tall cupboard, worktop with base unit having cupboard and drawer, wall mounted store cupboard at high level.

WC
WC with low level flush, panel radiator, obscure double glazed window onto garden.

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

FIRST FLOOR LANDING
Obscure double glazed window to front and side, doors off.

WALK IN STORE CUPBOARD (inner)

BEDROOM ONE (rear) 3.95m x 3.65m
Double glazed window, panel radiator, fitted wardrobes

BEDROOM TWO (front) 3.64m plus bay x 3.64m
Double glazed bay window, panel radiator, fitted wardrobes

BEDROOM THREE (rear) 3.05m x 2.08m plus door recess
Double glazed window, panel radiator,

BATHROOM (side) 2.13m x 1.92m
Obscure double glazed window to side, panel radiator, recessed spotlights to ceiling, P-shaped bath with hot and cold taps, wall mounted electric shower, shower screen, walls to bath part tiled, pedestal wash hand basin with hot and cold taps and tiled splashback, mirror to wall, WC with push button flush.

REAR GARDEN
The property enjoys the benefit of an extensive rear garden with paved patio and pathway to top of garden, garden shed, greenhouse,

GARAGE 2.90m widening to 3.80m x 4.71m
Strip light to ceiling, wall mounted gas boiler, electric garage door.

COUNCIL TAX BAND E (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.

AML & Extra Services

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. Customer due diligence will normally be validated through an electronic verification process. This means 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 charge of £54.00 including 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).

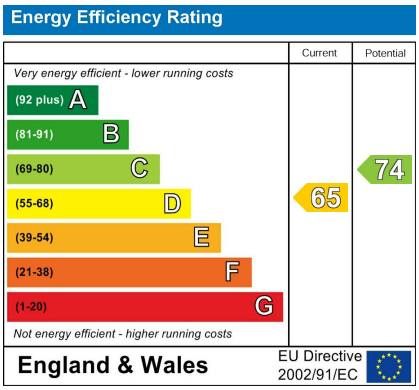






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