Scriven & Co.
Est. 1937

Residential Sales



107, Spies Lane, Halesowen, B62 9SS

Offers In The Region Of £350,000

- EXTENDED SEMI DETACHED HOUSE WITH GOOD SIZED GARAGE
- EXTENDED KITCHEN DINER & THROUGH LOUNGE PLUS STUDY AREA
- GROUND FLOOR WET ROOM & FIRST FLOOR BATHROOM
- THREE BEDROOMS
- ATTRACTIVE REAR GARDEN WITH PATIO ONTO LAWN
- OFF ROAD PARKING
- CONVENIENT FOR SHOPS & AMENITIES
- NO UPWARD CHAIN

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An opportunity to acquire an extended three-bedroom semi-detached house offering spacious and versatile accommodation, comprising a through lounge, extended kitchen diner, ground-floor shower/wet room and first-floor bathroom. The property further benefits from a rear garden with a paved patio area leading onto a lawn, providing space for outdoor dining and relaxation.

The property is situated in the popular residential area of 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.

Accommodation comprising enclosed porch, reception hall, inner hall/study, extended kitchen diner, ground floor shower/wet room, through lounge, landing, three bedrooms, bathroom, garage, gas boiler serving radiators, double glazing to windows as detailed. Rear garden with patio onto lawn.

ENCLOSED PORCH (front)
Double glazed double doors, obscure multi panel single glazed doors opening onto reception hall.

RECEPTION HALL (inner)
Panel radiator, staircase off to first floor. Cloaks cupboard opening under stairs with hanging rail.

INNER HALL/STUDY AREA 1.96m x 2.55m
Panel radiator, opening onto kitchen and door opening onto ground floor shower/wet room.

SHOWER/WET ROOM (side) 2.22m x 2.11m
WC with push button flush, wash hand basin with mixer tap and vanity unit, obscure double glazed window to side, recessed spotlights to ceiling, extractor, shower enclosure with shower screen, heated towel rail, walls to full height, mirror to wall.

EXTENDED KITCHEN DINER (rear) 4.57m x 2.60m
Double glazed window and obscure double glazed door onto rear garden, panel radiator, kitchen fitted with a range of base units with cupboards and drawers, worktops, single bowl single drainer stainless steel sink with mixer tap, four ring electric induction hob, cooker hood above, double oven, wall mounted store cupboards at high level, plumbing for washing machine, space for fridge freezer.

THROUGH LOUNGE (front to rear) 6.96m plus bay (8.06m) x 3.30m (2.95m)
Coving to ceiling, panel radiator, ceiling lights with fans, double glazed bay window to front with shutters, double glazed door and double glazed windows onto rear garden.

Staircase off to first floor landing.

FIRST FLOOR LANDING
Obscure double glazed window to side. Doors off.

BEDROOM ONE (rear) 3.14m (3.33m) x 4.21m max into bay
Double glazed bay window, ceiling light with fan, panel radiator, fitted wardrobe. Access to roof space.

BEDROOM TWO (front) 3.09m x 4.05m max into wardrobe
Double glazed bay window with shutters, panel radiator, fitted wardrobe, fitted storage into bay. Ceiling light with fan.

BEDROOM THREE (front) 2.28m x 2.14m
Double glazed window, window shutters, panel radiator.

BATHROOM (rear) 2.53m x 1.93m
Obscure double glazed window, heated towel rail, WC, wash hand basin with vanity unit and mixer tap, recessed spotlights to ceiling, corner bath with mixer tap, shower screen, shower over bath, walls part tiled, recessed spotlights to ceiling,

GARAGE (side) 5.26m x 2.51m
Electric roller shutter door, strip light to ceiling.

REAR GARDEN
Patio area with pathway to shaped lawn, borders stocked with shrubs and plants, garden shed,

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.

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

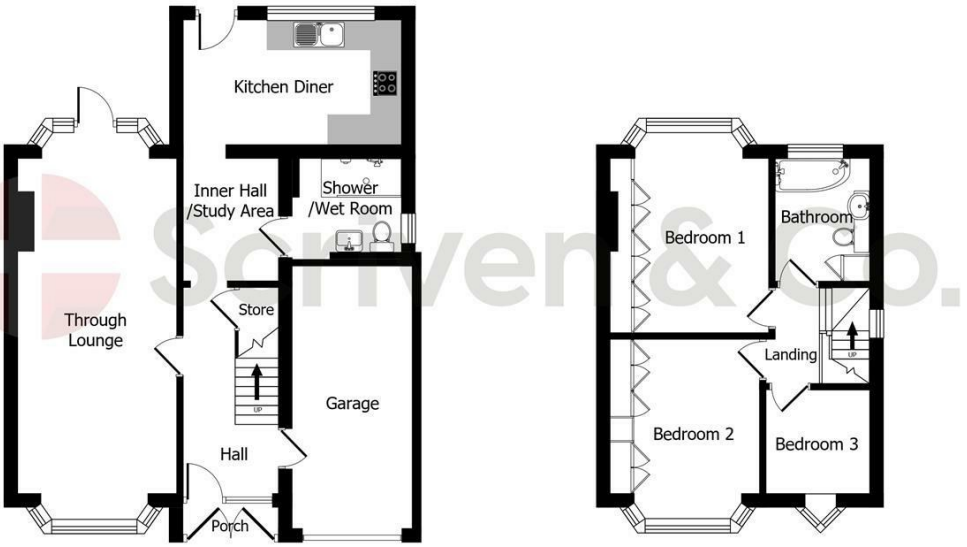
VIEWING
By appointment with Scriven & Co. Residential Sales Department on 0121-422-4011 (option 1).



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).

Ground Floor

First Floor



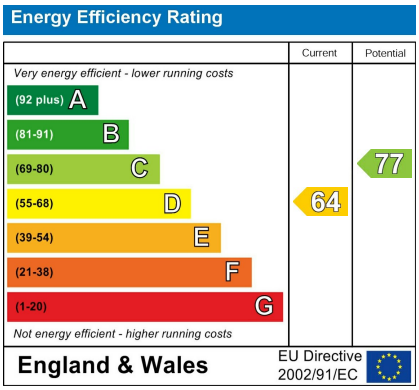
Not to scale. This floor plan is for illustration purposes only.
The position and size of doors, windows and other features are approximate.





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Est. 1937

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