



## Offers In The Region Of £900,000

- EXTENDED DETACHED FOUR BEDROOM FAMILY HOME
- SITUATED IN A SOUGHT AFTER LOCATION CONVENIENT FOR LEASOWES PARK
  - EXTENSIVE REAR GARDEN WITH ADDITIONAL LAND TO REAR
    - FOUR BEDROOMS (ONE WITH EN-SUITE)
  - BATHROOM WITH SHOWER CUBICLE & SEPARATE WC
  - DOUBLE GARAGE & DRIVE FOR A NUMBER OF CARS

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# 16, Western Avenue, Halesowen

Situated in a desirable cul-de-sac on Western Avenue, Halesowen, this impressive detached house with double garage offers a perfect blend of space and comfort. The property boasts a spacious living space, and four generous bedrooms making it an ideal family home. The property benefits from an extensive offering a private outdoor retreat for relaxation and entertaining.

Accommodation comprising enclosed porch, reception hall, lobby, downstairs WC, kitchen diner, utility, lobby, utility/laundry, storage recess, store, study, through lounge opening onto balcony, dining room, landing, four bedrooms (bedroom one with en-suite shower room), bathroom with shower, separate WC, extensive rear garden, gas boiler serving radiators, double glazing to windows as detailed.

## GROUND FLOOR

### ENCLOSED PORCH (front)

Double glazed door and double glazed windows, tiled floor finish, double glazed door opening onto reception hall.

### RECEPTION HALL (inner)

Coving to ceiling, doors off, panel radiator, storage cupboard opening off under stairs with tiled floor. Obscure single glazed door opening onto inner lobby. Staircase off to first floor landing.

### INNER LOBBY

Panel radiator, door opening onto downstairs WC.

### DOWNSTAIRS WC (front)

WC with low level flush, pedestal wash hand basin with mixer tap, tiled splashback, towel holder, toilet roll holder, double glazed window to front.

### DINING ROOM (front) 3.64m x 4.24m

Double glazed window, panel radiator, coving to ceiling,

### KITCHEN/DINER (rear) 5.50m x 2.92m (3.54m)

Panel radiator, two double glazed windows, recessed spotlights to ceiling, seating area, wood effect floor finish, range of base units with cupboards and drawers, worktops with upstands, bowl and a half single drainer stainless steel sink with mixer tap, appliances to include four ring AEG gas hob with splashback, double oven, extractor, Miele dishwasher, larder fridge, wall mounted store cupboards at high level, opening onto lobby area.

### INNER LOBBY AREA

Tiled floor finish, obscure single glazed door opening onto further side lobby.

### SIDE LOBBY AREA (side)

Double glazed door to side. Storage recess with shelving. Doors onto double garage and utility/laundry.

### UTILITY/LAUNDRY (front)

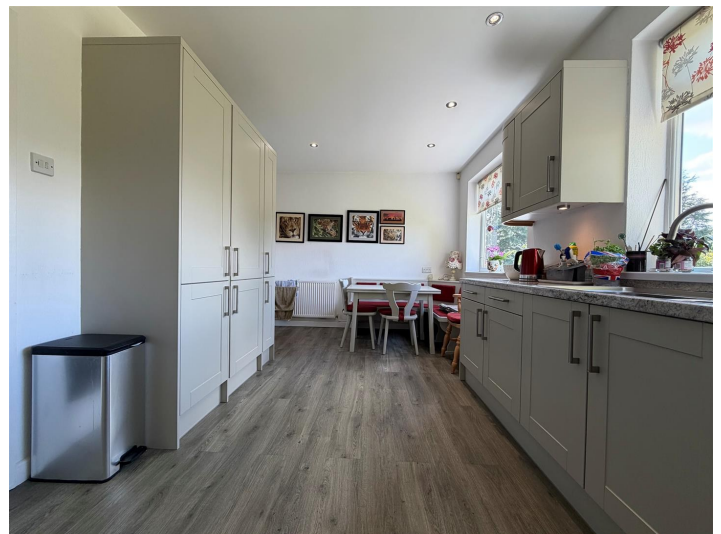
Double glazed window, wash hand basin with hot and cold taps, plumbing for washing machine, space for condenser dryer, wall mounted gas boilers.

### STUDY (rear) 3.30m x 2.76m

Double glazed window, panel radiator, built in storage cupboards with drawers and desk.

### THROUGH LOUNGE (front to rear) 3.80m x 6.06m

Electric fire with fire surround, coving to ceiling, double glazed window to front, double glazed windows and double glazed door onto rear garden, panel radiator.







## FIRST FLOOR

### LANDING (inner/front)

Obscure double glazed windows to front, panel radiator, access to roof space, coving to ceiling, cupboard housing hot water cylinder.

### BEDROOM ONE (front) 3.79m x 6.07m

Panel radiator, two double glazed windows to front and rear, coving to ceiling, fitted wardrobe, door opening onto shower room.

### EN-SUITE SHOWER ROOM

Obscure double glazed windows to front and rear, shower cubicle with dual shower fitting, walls tiled approximately half wall height, panel radiator, pedestal wash hand basin with mixer tap, WC, heated towel rail.

### BEDROOM TWO (front) 3.64 x 4.24m

Two double glazed windows, panel radiator, coving to ceiling, fitted wardrobe, wash hand basin with vanity unit, tiled splashback.

### BEDROOM THREE (rear) 2.77m x 3.30m

Double glazed window, panel radiator.

### BEDROOM FOUR (rear) 3.52m (2.95m) x 3.34m

Double glazed window, panel radiator, fitted cupboard with shelves.

### BATHROOM WITH SHOWER CUBICLE 3.54m x 2.04m max measurements overall.

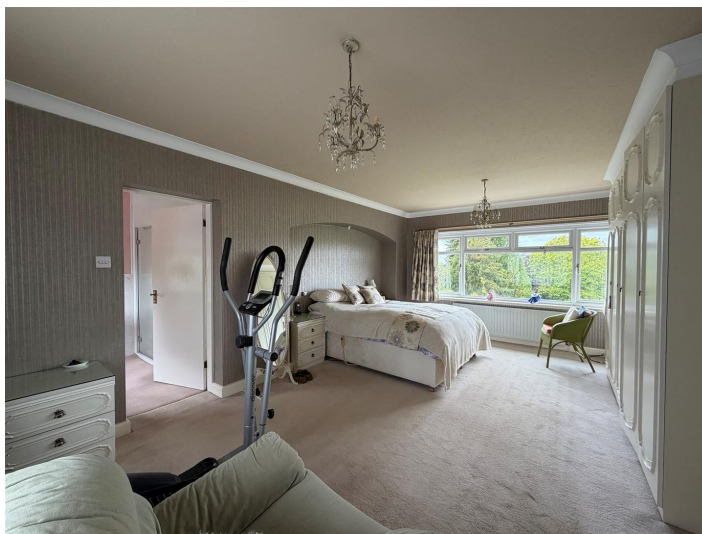
Obscure double glazed window, panel bath, shower enclosure with electric shower, walls to shower cubicle tiled to full height, further walls tiled to approximately half wall height. Storage cupboard with shelving. Pedestal wash hand basin with mixer tap. Heated towel towel rail.

### SEPARATE WC (side)

WC with low level flush.

### WALK-IN STORE (front) 1.60m x 1.58m

Double glazed window.



## OUTSIDE

### EXTENSIVE GARDEN

DOUBLE GARAGE (side) 4.85m x 4.81m (5.53m)  
Electric door, gas meter, electric meter, obscure double glazed window to side.

COUNCIL TAX BAND G (Dudley)

AGENTS NOTE - In accordance with the Estate Agents Act, notice is hereby given that the clients are related to Directors of Scriven & Co

### 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.

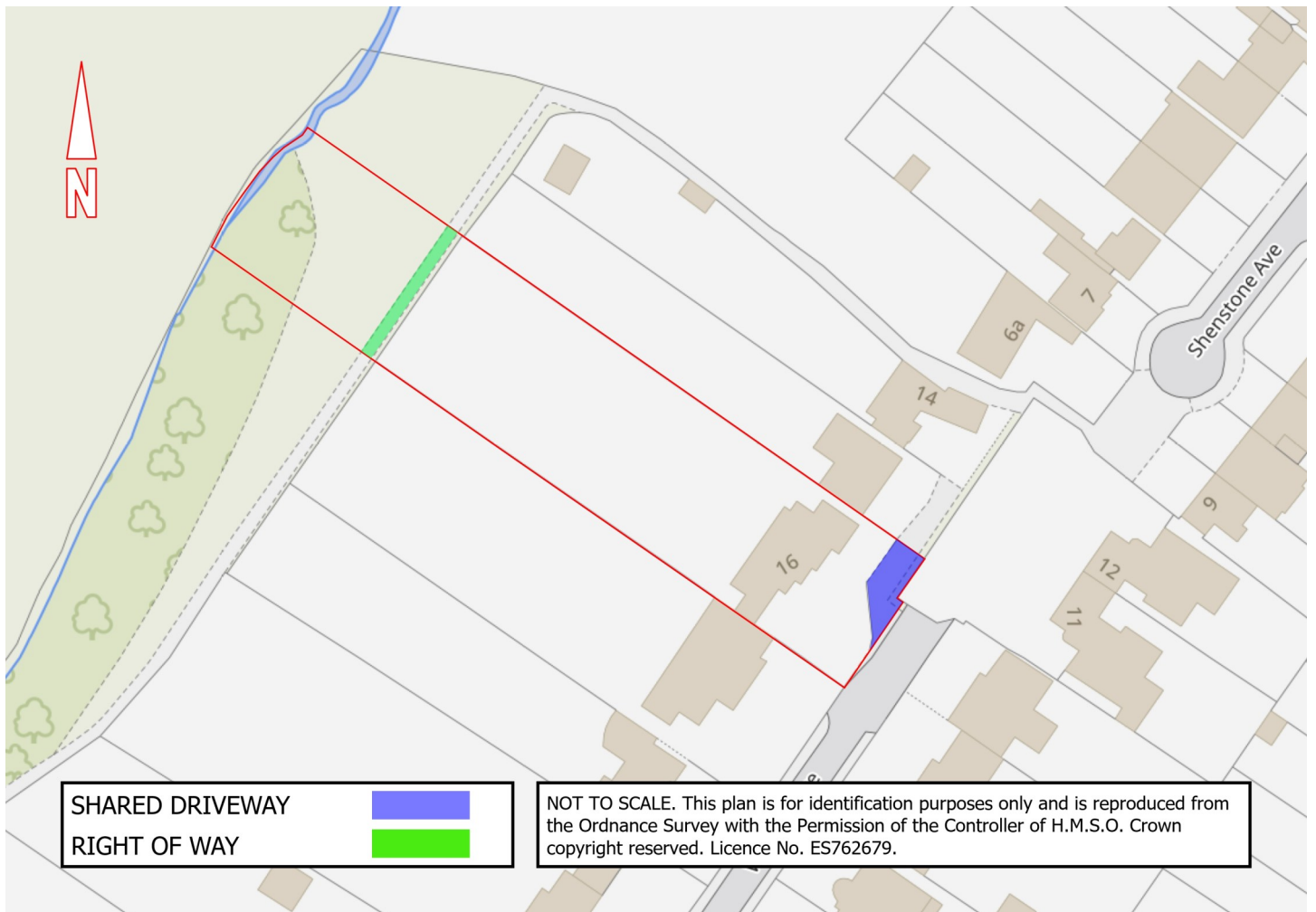
## VIEWING

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

### AGENTS NOTES:

The vendor has advised that the property is approached via a shared driveway which serves three properties, including 16 Western Avenue. Each home owner contributes to the maintenance of the shared driveway. Further details available upon request.

The property boundary extended beyond the bottom of the garden. There is a brook and public right of way located within the property boundary (behind the rear garden fence). The public right of way runs from Shenstone Avenue to Leasowes Lane. Further details are available upon request.





#### 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](http://www.scriven.co.uk) : Disclosure of Referral Fees

#### 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.

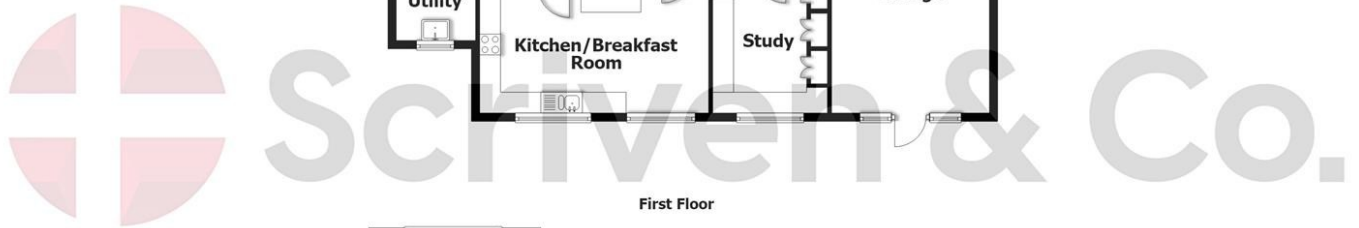
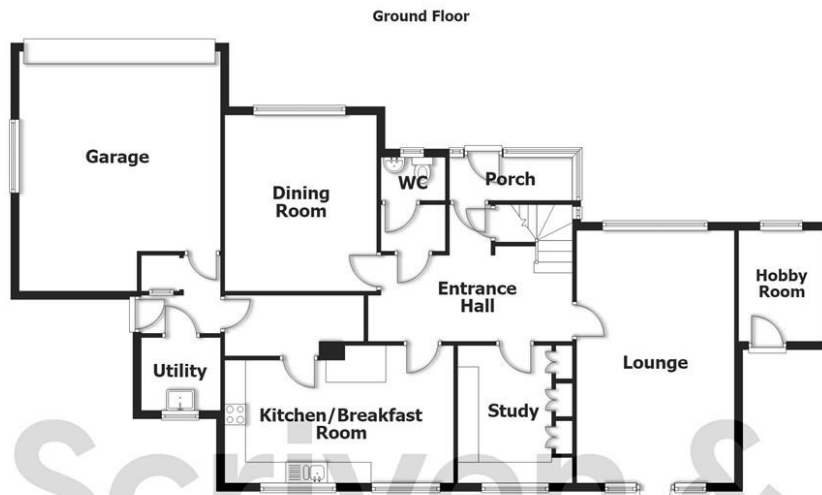
**VAT** : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).











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>



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■ Regulated By RICS

DETAILS V1 230626

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	