

## **Scriven & Co. Proforma check and draft details**

**21A Banners Lane, Halesowen, West Midlands, B63 2AX**

£1,250 PCM

Ref: 17948931

Tenure:

Type: House

Receptions: 1

Bedrooms: 3

Bathrooms: 2

Council Tax Band: C

- Recently re-decorated three bedroom home
- Master bedroom with en-suite shower room
- Spacious lounge
- Modern fitted kitchen with built-in oven and hob
- Downstairs W/C
- Family Bathroom
- Three generously sized bedrooms
- Allocated parking
- Large rear garden with patio area and lawn
- Available now!

Recently re-decorated three bedroom home with en-suite to master bedroom, spacious lounge, fitted kitchen, family bathroom, allocated parking to the front and a large rear garden, situated in a popular residential location.

A fantastically spacious recently decorated, three-bedroom home, finished to a high standard throughout, and briefly comprising; welcoming entrance hall with fitted cloakroom/WC, spacious lounge, and modern fitted kitchen having built-in oven and hob. Stairs to first floor and landing providing access to three generous bedrooms, with the principal bedroom benefitting from an en-suite shower room. A contemporary family bathroom serves the remaining bedrooms. The property further benefits from allocated parking and a large rear garden with a patio area and lawn beyond. Well-presented accommodation throughout. Must be viewed to be fully appreciated.



**MATERIAL INFORMATION TO CHECK:**

**Property construction**

**Utilities – how they are supplied:**

**Electricity supply**

**Water supply**

**Sewerage**

**Heating**

**Parking**

- **Building safety – e.g, unsafe cladding, asbestos, risk of collapse**
- **Restrictions – e.g. conservation area, listed building status, tree preservation order**
- **Rights and easements – e.g. public rights of way, shared drives**
- **Planning permission – for the property itself and its immediate locality**
- **Accessibility/adaptations – e.g. step free access, wet room, essential living accommodation on entrance level**
- **Coalfield or mining area**

**CONFIRM VIEWING ARRANGEMENTS FOR SYSTEM**

Vendor Accompanied        ?

Property Empty We Hold Key and Accompany        ?

Vendor in Occupation but Agents Accompany        ?

Other Viewing Remarks/Notes:

**NOTE TO TYPIST: IF VIEWING NOT DETAILED RETURN FORM TO SURVEYOR**

Checked by .....

Date checked .....

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