Scriven & Co.
Est. 1937

Residential Sales



3, Radcliffe Drive, Halesowen, B62 8PL

Offers In The Region Of £425,000

- DETACHED HOUSE SITUATED IN CUL-DE-SAC LOCATION
- FOUR BEDROOMS (ONE WITH RE-FITTED ENSUITE SHOWER ROOM) & BATHROOM
- KITCHEN & UTILITY
- LOUNGE, DINING ROOM & CONSERVATORY
- GARAGE, CARPORT & DRIVEWAY
- REAR GARDEN HAVING PATIO ONTO LAWN
- CONVENIENTLY SITUATED FOR SHOPS & AMENITIES
- NO UPWARD CHAIN

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Situated in a cul-de-sac location, conveniently positioned for a range of local amenities, this well-proportioned detached house offers four good-sized bedrooms and a pleasant rear garden. The property is being offered for sale with the benefit of no upward chain

The property is conveniently situated Halesowen, offering access to a range of local shops and everyday amenities. Nearby facilities include convenience stores and food retailers along Halesowen Road and Long Lane, with a wider selection of shops, supermarkets, cafés, restaurants and other services available in Halesowen town centre, including the Cornbow Shopping Centre. Educational facilities in the surrounding area include Leasowes High School, approximately 0.1 miles away, Olive Hill Primary Academy, approximately 0.4 miles away, and Hurst Green Primary School, approximately 0.5 miles away. For commuters, Rowley Regis railway station is approximately 1.2 miles away, with Old Hill railway station approximately 1.4 miles away, providing rail connections towards Birmingham and the wider West Midlands. Local bus services are also available nearby. All distances are approximate and are provided for general guidance; journey times and routes will vary. Prospective purchasers should make their own enquiries regarding school admissions, catchment areas, transport services and the availability of local amenities.

Accommodation comprising:
Enclosed porch, reception hall, downstairs WC, lounge, dining room, conservatory, kitchen, utility, landing, store cupboard, airing cupboard, four bedrooms (one with re-fitted ensuite shower room), bathroom, garage, car port, gas boiler serving radiators, double gazing to windows as detailed.

ENCLOSED PORCH (front) Single glazed double doors to front, single glazed windows, multi panel obscure single glazed front door opening onto

RECEPTION HALL (inner) obscure double glazed panel onto enclosed porch, panel radiator, coving to ceiling, staircase leading to first floor,

DOWNSTAIRS W.C., (inner) W.C with low level flush, panel radiator, wash hand basin with hot and cold taps, tiled splash back, extractor

LOUNGE (front) 3.88m (3.70) x 5.79m plus bay (6.49m maximum into bay)
Double glazed bay window, two panel radiators, gas fire with fire surround, coving to ceiling, multi panel single glazed door with obscured glass opening onto both dining room and kitchen

DINING ROOM (rear) 2.96m x 2.93m
Panel radiator, coving to ceiling, ornamental ceiling rose, door opening onto kitchen and single glazed sliding patio door onto

CONSERVATORY (rear) 4.50m x 2.66m
Two panel radiators, double glazed sliding door onto rear garden, double glazed windows,

KITCHEN (rear) 3.08m x 2.91m
Double glazed windows onto conservatory and rear garden, coving to ceiling, panel radiator, kitchen fitted with base units with cupboards and drawers, worktops, bowl and half single drainer stainless steel sink with mixer tap, 4 ring gas hob, stainless steel cooker hood above, double oven, work tops with tiled splash backs, store cupboards at high level, shelving, integrated fridge, archway opening onto

UTILITY (side) 1.45m x 2.12m
Obscure double glazed door and double glazed window onto car port, coving to ceiling, worktop with drawer beneath, tiled splashback, store cupboards at high level, plumbing for washing machine, space for freezer,

Staircase from ground floor reception hall leading off to first floor accommodation with obscured double glazed window to side

FIRST FLOOR LANDING
Coving to ceiling, doors off, cloaks cupboard with hanging rail, airing cupboard with shelving housing gas boiler

BEDROOM ONE (rear) 2.96m x 3.90m plus wardrobe
Range of fitted furniture including wardrobes with bed side drawers and over bed storage, double glazed window to rear, panel radiator, coving to ceiling

ENSUITE SHOWER ROOM 1.62m x 2.13m into shower recess (1.32m)
Obscured double glazed window to side, wash hand basin with hot and cold taps, W.C with push button flush, panel radiator, wall mounted mirror cabinet, shower enclosure, walls tiles to full height,

BEDROOM TWO (front) 3.23m x 2.95m
Double glazed window, panel radiator

BEDROOM THREE (front) 3.14m x 2.66m
Double glazed window, panel radiator

BEDROOM FOUR (rear) 2.66m x 3.09m
Double glazed window, panel radiator, coving to ceiling, access to roof space,

BATHROOM (side) 2.16m x 1.65m
Obscured double glazed window, panel radiator, panel bath with hot and cold taps, wash hand basin with hot and cold taps, W.C, walls tiled to approximately half wall height, coving to ceiling

REAR GARDEN
Property enjoys the benefit of a pleasant rear garden with patio area onto shaped lawn, garden shed.

AGENTS NOTE - Leasowes high school and a public right of way is to the rear of the garden

GARAGE 2.37m x 5.48m
Single glazed window and door. Garage door to front.

CAR PORT

Tenserfix (Tenure,Services,Fixtures) QC160

TENURE
The Agent has not checked the legal documents to verify the leasehold/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.
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

Property Information Links

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

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).








BOSCH
M-E-B













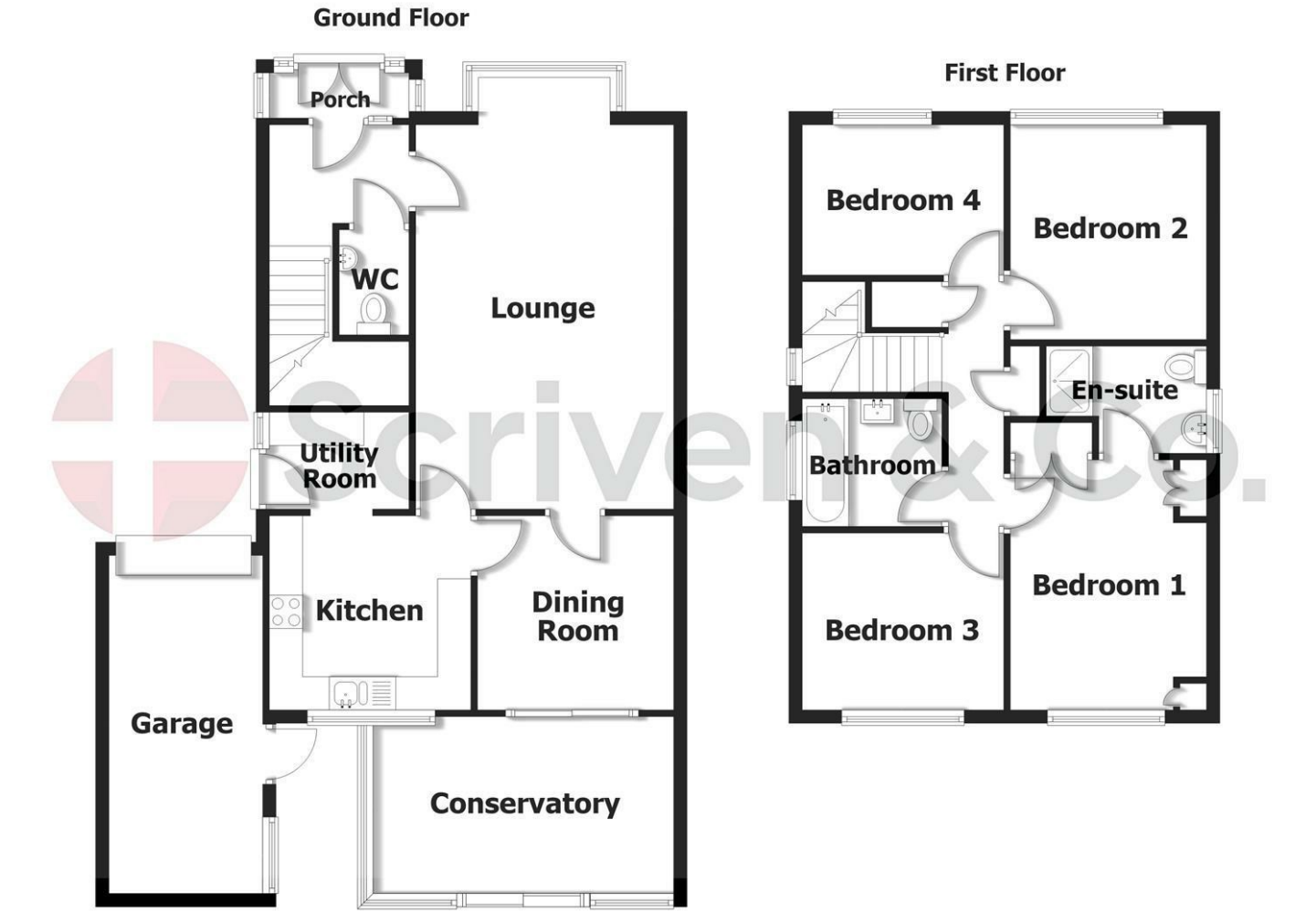




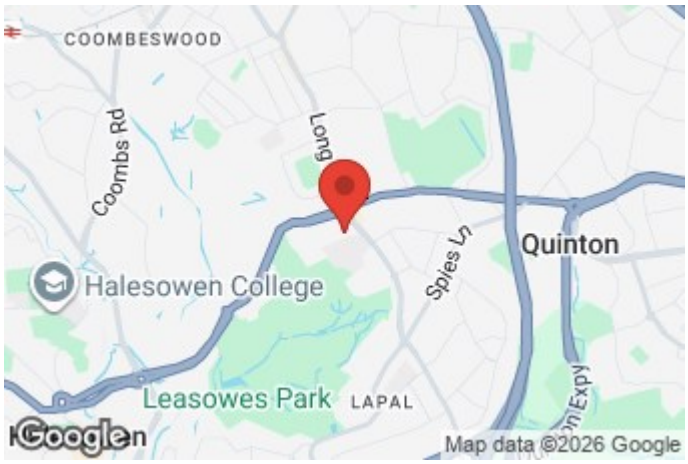






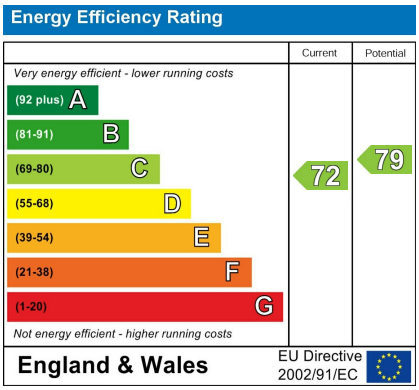






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