Scriven & Co.
Est. 1937

Residential Sales



15, Royal Oak Road, Halesowen, West Midlands, B62 0DY

Offers Over £375,000

- EXTENDED SEMI DETACHED HOUSE
- KITCHEN DINER & TWO RECEPTION ROOMS
- CONVERTED GARAGE*, UTILITY & DOWNSTAIR W.C
- THREE BEDROOMS
- BATHROOM WITH SEPARATE SHOWER
- LARGE REAR GARDEN

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intertek ISO 9001:2015
OnTheMarket
rightmove

Situated in a popular location convenient for shops and amenities is this well presented three bedroom semi detached house with ground floor rear extension and large rear garden.

Accommodation comprising enclosed porch, reception hall, dining room, extended living room, extended kitchen diner, utility, downstairs WC, former garage - converted and currently used as a study*, first floor landing, three bedrooms, bathroom with shower area, gas boiler serving radiators, double glazing to windows as detailed. Large rear garden

ENCLOSED PORCH (front)
Double glazed front door and double glazed windows, multi panel single glazed door opening onto reception hall.

RECEPTION HALL (inner) 1.80m x 4.75m (maximum measurements regarding staircase)
Panel radiator, useful store cupboard opening off under stairs, panelled oak floor finish.

RECEPTION ROOM (front) 4.25m max x 3.49m max
Double glazed bay window, panel radiator.

EXTENDED LIVING ROOM (rear) 3.44m (3.01m) x 6.77m
Two panel radiators, double glazed double doors and double glazed windows opening onto rear garden.

EXTENDED KITCHEN DINER (rear) 5.65m x 2.35m
Panelled oak floor finish, panel radiator, recessed spotlights to ceiling, double glazed window to rear, fitted with a range of base units with cupboards and drawers, worktops with upstands, single bowl single drainer sink with mixer tap, wall mounted store cupboards at high level, four ring gas hob, splashback, stainless steel cooker hood above, integrated Zanussi cooker, wine rack, door opening onto utility.

UTILITY (rear/side)
Tiled floor finish, access to roof space, recessed spotlights to ceiling, wall mounted gas boiler, plumbing for washing machine, single glazed door onto rear garden, WC.

WC
WC with push button flush, obscure double glazed window, wash hand basin.

FORMER GARAGE - CONVERTED AND CURRENTLY USED AS A STUDY (front) 2.08m x 5.07m
Recessed spotlights to ceiling, double glazed window to front.
*AGENTS NOTE - The former garage was converted some years ago to provide an additional room and is currently used as a study. Please note this conversion does not have building regulations approval and buyers are advised to make their own enquiries in this regard.

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

FIRST FLOOR LANDING (Inner/side)
Access to roof space, obscure double glazed window to side.

BEDROOM ONE (front) 4.43m max into bay x 3.51m
Double glazed bay window, panel radiator.

BEDROOM TWO (rear) 3.48m x 3.95m
Double glazed window, panel radiator.

BEDROOM THREE (front) 1.80m x 2.62m
Double glazed window, panel radiator.

BATHROOM WITH SEPARATE SHOWER (rear) 2.81m x 2.39m
Obscure double glazed window, extractor, heated towel rail, bath with central tap, WC with push button flush, wash hand basin with mixer tap, towel holder, shower, shower area tiled to full wall height, further walls tiled to approximately half wall height. Wood effect floor.

LARGE REAR GARDEN
The property has the benefit of an large rear garden with sunny aspect with patio area, outside tap, electric point (not working), gate onto further paved patio area leading to top of garden, three garden sheds, lawn.

COUNCIL TAX BAND D (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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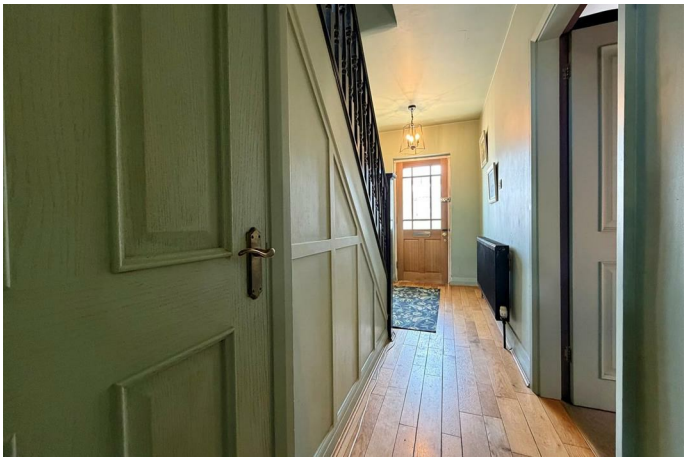


















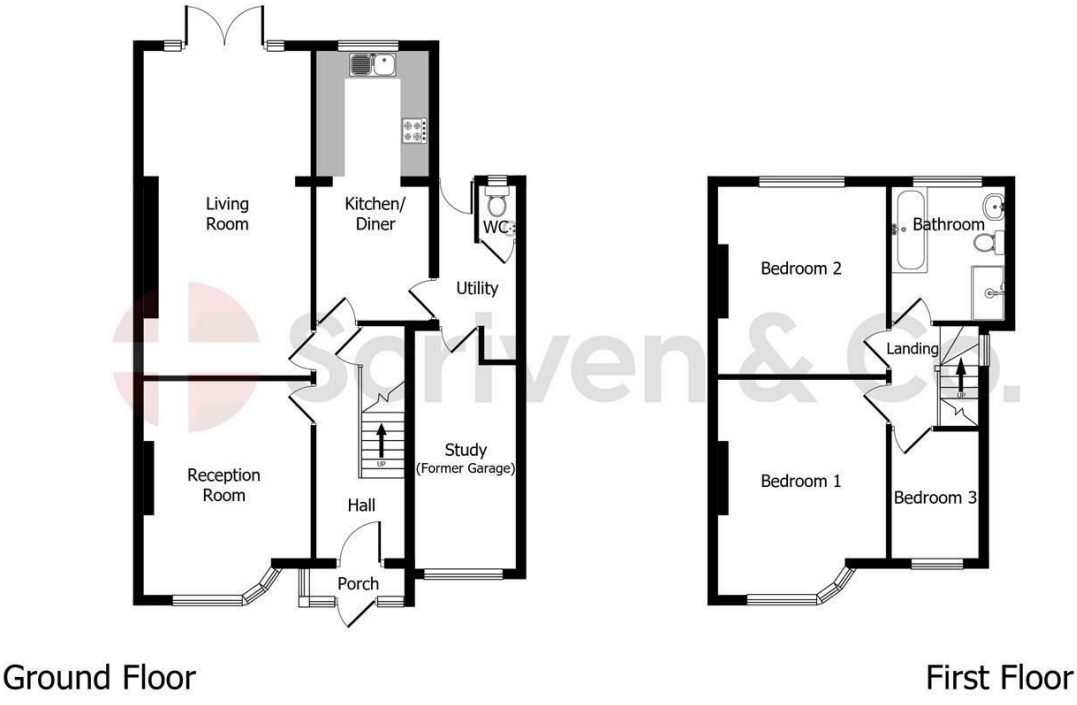












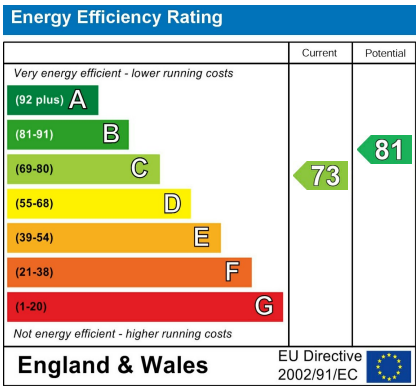
Not to scale. This floor plan is for illustration purposes only.
The position and size of doors, windows and other features are approximate.





Scriven & Co.
Est. 1937

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