

**Redditch Office - 10a Church Green East, Redditch, Worcestershire, B98 8BP.  
01527 584 499 - redditch@oulsnam.net**

14 September 2018

**PLEASE FIND ATTACHED YOUR DRAFT PARTICULARS FOR YOUR APPROVAL.  
YOUR URGENT ATTENTION WOULD BE MUCH APPRECIATED.**

**Re: 15 Dale Road, Redditch**

Under the Consumer Protection Regulations, it is most important that you thoroughly check the particulars to ensure they are factually correct. We can pass opinion in limited cases but must be able to verify any statement of fact. It is not possible therefore to include information where we do not have full documentary evidence on file.

Should you wish to make any amendments, please do so on the attached copy and then sign the Validation Certificate and return it to us.

Please note, all items of fixtures and fittings stated in the particulars as included, must be left. It will not be possible to take any of the items out at a later date. Therefore, please do not include any item which you may wish to take. All items with working parts such as central heating, immersion heater, gas and electric fires, extractor fans and kitchen appliances must be in working order both at the present time and on completion. Would you please therefore exclude any item not working and notify us immediately, if any item ceases to work during the course of the sale.

If any item is being purchased on H.P. or similar finance arrangements then we would need to mention this as it cannot be included. Please advise us if there are any such items.

If you have any queries at all, please do not hesitate to contact us otherwise, we would be grateful of your prompt reply in order that we can launch the sale of your property and produce your sales brochures.

We look forward to hearing from you at your earliest opportunity.

Yours sincerely

**ROBERT OULSNAM AND COMPANY**



**RICS**

the mark of  
property  
professionalism  
worldwide

Regulated  
By the  
**RICS**



**Redditch Office**

10a Church Green East, Redditch, B98 8BP  
01527 584 499

Please check your draft particulars we have prepared for you.  
Please sign, date and return the validation certificate below as soon  
as possible in order for us to market your property.

**CONSUMER PROTECTION REGULATIONS VALIDATION CERTIFICATE**

The Consumer Protection Regulations requires estate agents to ensure that sales particulars are true and accurate. If the draft sales particulars and advertisement are inaccurate in any way please return them with any necessary amendments. If any of the information in the sales particulars or advertisement change in the future, it is important you notify us.

Please return this confirmation as soon as possible, as we will not be able to market your property until we receive this form back and signed by you.

**SELLERS CONFIRMATION**

I/We confirm the sales particulars and advertisement are a true and accurate representation of the property, and the estate agent will be notified of any changes.

I/We confirm the estate agents will be notified of the removal of any fixtures or fittings mentioned in the sales particulars.

Signed .....

Name: .....

Dated .....

Property Address: 15 Dale Road Redditch



**RICS**

the mark of  
property  
professionalism  
worldwide

Regulated  
By the  
**RICS**



**THIS IS DRAFT INFORMATION PURELY FOR YOUR APPROVAL  
OF CONTENT. ONCE APPROVED BY YOU, WE WILL THEN  
PRODUCE OUR HIGH QUALITY GLOSSY BROCHURES**

## **DRAFT PARTICULARS**

PRINTED ON 14 September 2018

15 Dale Road, B98 8HJ

### **Offers In Excess Of £240,000**

**\*WELL PRESENTED SEMI-DETACHED HOME\*** Conveniently located and within walking distance of the town centre, rail networks, local amenities and schooling, the property briefly comprises: entrance hall, lounge, dining room, kitchen, utility room, guest W/C, three bedrooms & family bathroom. EP RATING: TBC

Internal viewing is highly recommended to appreciate this extended and particularly well presented, traditional semi detached home which is situated in this convenient location.

#### **SUMMARY:**

- \* Entrance Hallway with traditional doors which radiate off, pantry cupboard and stairs rising to the first floor accommodation.
- \* Lounge with bay window to front elevation and feature fireplace.
- \* Dining Room also having a feature fireplace and window overlooking the pleasant rear garden.
- \* Contemporary Kitchen having integrated fridge and space for a range style cooker.
- \* Utility Room which gives access to the Guest WC, Side Lobby and storage cupboards.
- \* Master Bedroom with bay window to front.
- \* Two Further Bedrooms and Contemporary Family Bathroom
- \* Generous Driveway leading to Integral Garage
- \* Enclosed rear garden which has been landscaped and enjoys a private aspect

#### **ENTRANCE HALL**

#### **LOUNGE**

4.27m into bay x 3.33m (14' into bay x 10' 11")

# THIS IS DRAFT INFORMATION PURELY FOR YOUR APPROVAL OF CONTENT. ONCE APPROVED BY YOU, WE WILL THEN PRODUCE OUR HIGH QUALITY GLOSSY BROCHURES

## DINING ROOM

5.16m x 3.34m max (16' 11" x 10' 11" max)

## UTILITY ROOM

4.16m max x 3.35m (13' 8" max x 11' 0")

## DOWNSTAIRS W/C

## LANDING

## BEDROOM ONE

4.38m into bay x 3.33m (14' 4" into bay x 10' 11")

## BEDROOM TWO

3.79m x 3.34m (12' 5" x 10' 11")

## BEDROOM THREE

2.60m x 1.99m (8' 6" x 6' 6")

## BATHROOM

2.46m x 2.71m (8' 1" x 8' 11")

## SIDE LOBBY

5.29m x 1.54m (17' 4" x 5' 1")

## GARAGE

5.08m x 2.76m (16' 8" x 9' 1")



**THIS IS DRAFT INFORMATION PURELY FOR YOUR APPROVAL  
OF PHOTOGRAPHS. ONCE APPROVED BY YOU, WE WILL  
THEN PRODUCE OUR HIGH QUALITY GLOSSY BROCHURES**





**THIS IS DRAFT INFORMATION PURELY FOR YOUR APPROVAL OF PHOTOGRAPHS. ONCE APPROVED BY YOU, WE WILL THEN PRODUCE OUR HIGH QUALITY GLOSSY BROCHURES**

