



32, Astley Avenue, Halesowen, B62 9TA

£425,000

- TASTEFULLY PRESENTED SEMI DETACHED HOUSE
 - THREE BEDROOMS & SHOWER ROOM
 - RE-FITTED KITCHEN DINER & LIVING ROOM
 - UTILITY & DOWNSTAIRS W.C
 - EXTENSIVE REAR GARDEN
 - SMALL SIDE GARAGE & DRIVEWAY

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Situated in a popular road is this tastefully presented three bedroom semi detached house with re-fitted kitchen diner and delightful extensive rear garden.

Enclosed porch, reception hall, re-fitted kitchen/diner, utility/lobby, fitted cloakroom, living room, dining room, two conservatories (conservatory divided into two), landing, three bedrooms, re-fitted shower room. Delightful rear garden. Gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (FRONT):

Double glazed windows, double glazed double doors, tiled floor finish, recessed spotlights to ceiling (automatic light sensor). Obscure double glazed front door opening onto:

RECEPTION HALL (INNER):

Obscure double glazed windows onto porch, "Karndean" floor finish, panel radiator, coving to ceiling. Neville Johnson oak Staircase leading off to first floor landing.

LIVING ROOM (FRONT): 3.52m max. x 3.93m plus bay
Double glazed bay window, panel radiator, gas fire, "Karndean" floor finish coving to ceiling.

DINING ROOM (REAR): 3.78m x 3.33m max.

Coving to ceiling, panel radiator, double glazed door and double glazed windows onto:

CONSERVATORY (REAR): 2.77m x 3.58m

Tiled floor finish, double glazed windows and double glazed double doors opening onto rear garden, fitted blinds.

KITCHEN/DINER (Rear)

KITCHEN 2.74m (3.99m max) x 2.41m

"Karndean" floor, double glazed window, recessed spotlights to ceiling, range of base units with cupboards and drawers, quartz work tops with inset sink and drawer, upstands and microwave, integrated "Neff" fridge/freezer, integrated "Neff" dishwasher, "Neff" hide and slide oven, two pull out larder unit, breakfast bar, vertical panel radiator, pantry, double glazed door onto:

DINING 3.77m x 3.31m max

Panel radiator, "Karndean" floor, double glazed windows, double glazed door, recessed spotlights to ceiling.

UTILITY/LOBBY 1.95m (089m) x 3.34m to door

Tiled floor finish, panel radiator, plumbing for washing machine, recess for electrical appliance, worktop, tiled splashback, storage cupboards at high level, recessed spotlights to ceiling. Door opening onto conservatory. Door onto:

FITTED CLOAKROOM: (Inner)

Tiled floor finish, walls tiled to full height, wash hand basin with mixer tap and storage cupboard beneath, w.c. with push button flush.

CONSERVATORY (REAR): 4.00m x 2.25m min. (3.03m max.)

Tiled floor finish, double glazed windows and double glazed

double doors onto rear garden.

"Neville Johnson" oak staircase from Reception Hall leading to first floor accommodation:-

LANDING (Inner/side)

Access to roof space, spotlights to ceiling, coving to ceiling, obscure double glazed window to side. Doors radiating off:

BEDROOM 1 (FRONT): 3.95m plus bay x 3.43m

Double glazed bay window, coving to ceiling, panel radiator.

BEDROOM 2 (REAR): 3.78m x 3.34m max.

Panel radiator, double glazed window to rear.

BEDROOM 3 (FRONT): 2.18m x 2.48m

Panel radiator, double glazed window to front.

RE-FITTED SHOWER ROOM (REAR): 2.23m x 1.99m

Tiled floor finish, walls tiled to full height, recessed spotlights to ceiling, obscure double glazed window, two heated towel rails, walk-in shower cubicle with dual shower fitting, w.c. with concealed flush, wash hand basin with mixer tap and storage cupboard beneath, storage cupboard at high level, mirror to wall, further storage cupboard for towels.

Outside:

GARAGE (SIDE): 4.80m (max to door) x 2.03m max (Not suitable for car)

DELIGHTFUL REAR GARDEN:

The property enjoys the benefit of a delightful rear garden with patio area and pathway to top of garden, shaped lawn, borders filled with a variety of shrubs, plants and trees.

COUNCIL TAX BAND C

TENURE:

We are verbally advised that 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.

MONEY LAUNDERING REGULATIONS:

In order to comply with Money Laundering Regulations, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2.

Proof of address/residency. 3. Verification of the source of purchase funds including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

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:

Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co receive a payment from Infinity Financial Advice equating on average to a figure in the order of £200 per referral.

The agent routinely refers sellers (and buyers) to Warren's removals and storage it is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 from them for recommending a client or buyer to them.

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.

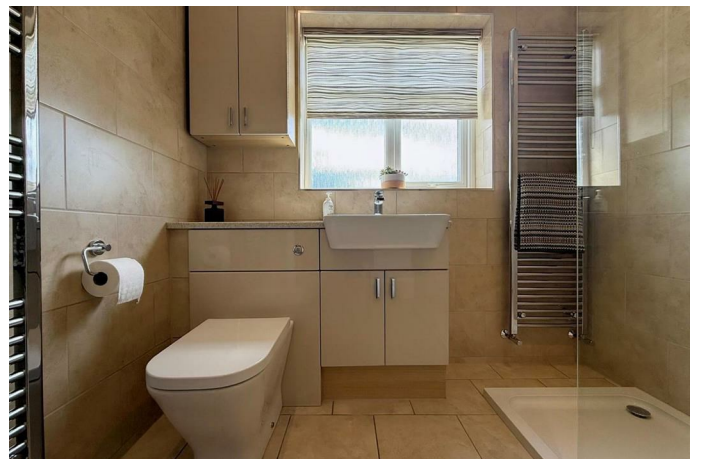
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

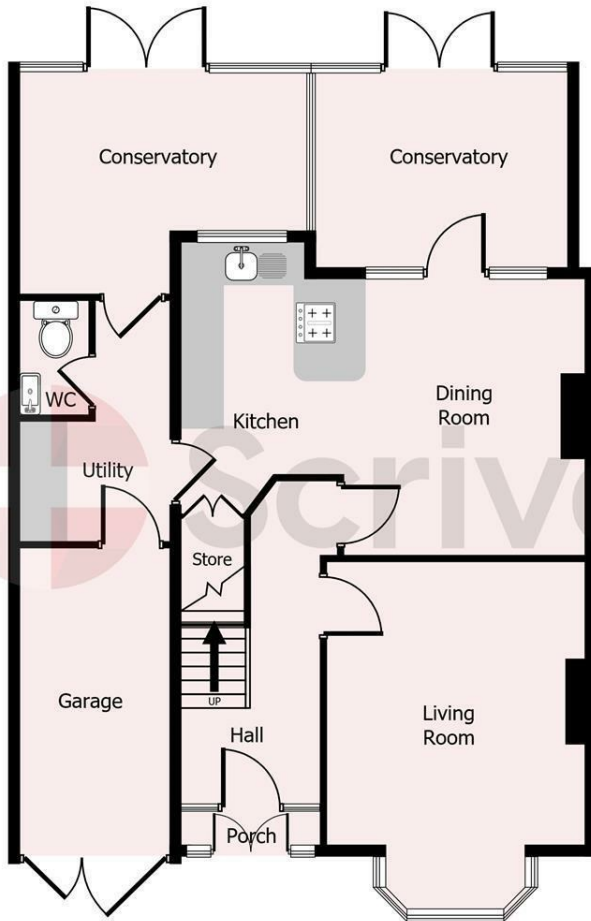
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments:** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).



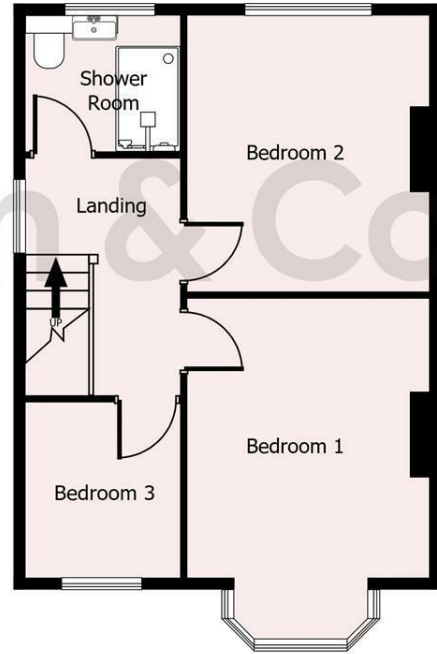








Not to scale. This floor plan is for illustration purposes only. The position and size of doors, windows and other features are approximate.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	