



Patchway House 101, Dark Lane, Romsley, Halesowen, B62 0PJ

Offers In The Region Of £600,000

- DETACHED HOUSE WITH DOUBLE GARAGE
- FOUR GENEROUS BEDROOMS (ONE WITH EN-SUITE) & BATHROOM
 - KITCHEN, LOUNGE & DINING ROOM
 - UTILITY & DOWNSTAIRS W.C
- DELIGHTFUL GARDEN WITH OPEN ASPECT TO REAR
 - NO UPWARD CHAIN

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A well proportioned four bedroom detached house with double garage situated in the sought-after village of Romsley. This property enjoys a semi-rural setting with an attractive open aspect to the rear, offering a sense of space and privacy.

Accommodation comprising canopy porch entrance, reception hall, downstairs w.c, kitchen, utility, lounge, dining room, landing, four bedrooms (one with ensuite shower room), bathroom, double garage, rear garden with open aspect, gas boiler serving radiators, double glazing to windows as specified.

CANOPY PORCH ENTRANCE

RECEPTION HALL (inner)

Wood effect floor, panel radiator, obscure double glazed door with obscure double glazed side panels, double glazed window to front, multi panel single glazed door onto living room.

LOUNGE/ (rear) 6.06m x 3.76m (4.42m into chimney breast recess)

Two panel radiators, double glazed doors and double glazed windows onto garden. Gas fire with fire surround.

KITCHEN (rear) 3.17m x 3.88m

Tiled floor finish, panel radiator, double glazed window to rear, range of base units with cupboards and drawers, worktops, bowl and a half single drainer sink, double oven, cooker hood above, tiled splashback to hob, integrated dishwasher, wall mounted store cupboards at high level, display cabinets,

WC (front) 1.33m x 2.74m plus store

Obscure double glazed window, panel radiator, tiled floor finish, pedestal wash hand basin with hot and cold taps, WC, wall mounted Worcester gas boiler.
Store cupboard with coat hooks and shelf for shoes.

UTILITY (side) 1.48m (1.63m) x 4.54m

Panel radiator, single bowl single drainer stainless steel sink with hot and cold taps, worktop, plumbing for washing machine, wall mounted cupboards at high level, double glazed door and double glazed window onto rear garden, door opening onto double garage.

DINING ROOM (side) 3.14m x 3.71m

Double glazed window to side, panel radiator, door onto kitchen. Archway onto lounge.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING (inner)

Access to roof space, doors off. Airing cupboard with hot water cylinder.

BEDROOM ONE (rear) 3.39m x 3.95m

Double glazed window to rear, panel radiator, built in wardrobe.

EN-SUITE SHOWER ROOM 1.61 x 1.98m

Obscure double glazed window to side, heated towel rail,

shower cubicle, wash hand basin with inset sink and vanity unit, wall mounted cabinet with mirrored door, shaver point, tiled floor.

BEDROOM TWO (rear) 2.94m x 3.97m

Double glazed window, panel radiator, built in wardrobe,

BEDROOM THREE (front) 3.04m x 3.17m plus wardrobe.

Double glazed window, panel radiator, built in wardrobe,

BEDROOM FOUR (front) 2.79m x 3.25m

Double glazed window, panel radiator, built in store cupboard over stairs with shelving and hanging rail.

BATHROOM (side) 2.17m x 1.95m

Obscure double glazed window, tiled floor finish, panel radiator, towel holder, panel bath with shower attachment, WC, pedestal wash hand basin with hot and cold taps

REAR GARDEN

A delightful rear garden with patio area, shaped lawn, garden shed, aspect to rear, side patio area with cold water tap, gate giving access to side passageway with gate to front. Further pathway to side of property with gate giving access to neighbours property. (Which is an informal arrangement between neighbours)

DOUBLE GARAGE 5.37m x 4.86m

Multi panel single glazed door to side, cold water tap, gas meter, strip light to ceiling,

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.

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. Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. It is the clients' or buyers' decision whether to choose to deal with any of the referral companies. Should the client or a buyer decide to use any of these companies the client or buyer should know 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. It is the clients' or buyers' decision whether to choose to deal with the Removals and Storage Company. Should the client or a buyer decide to use the Removals and Storage 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.

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).

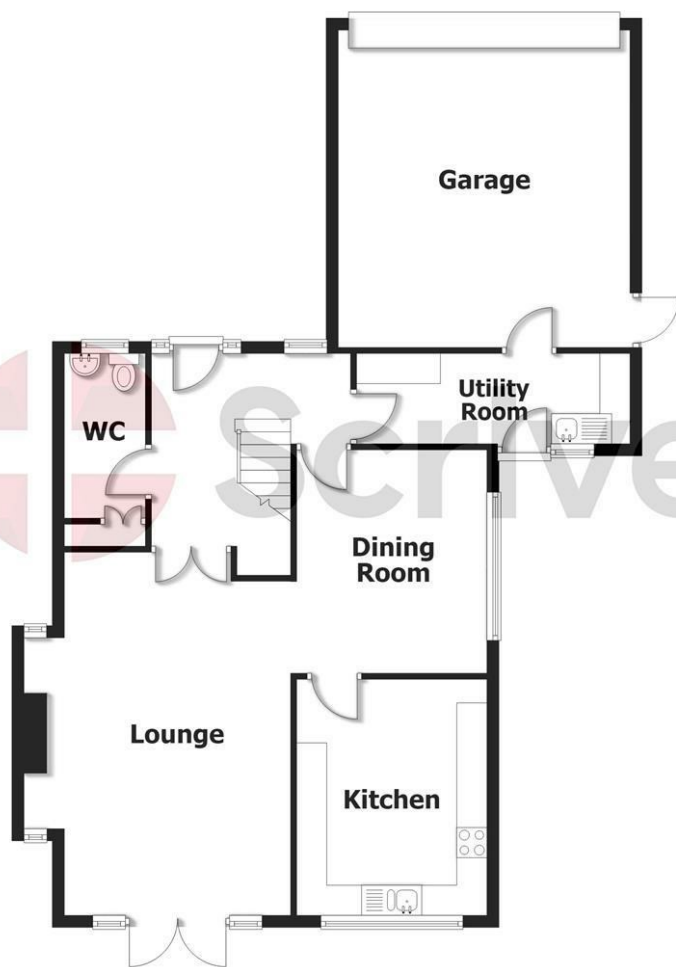




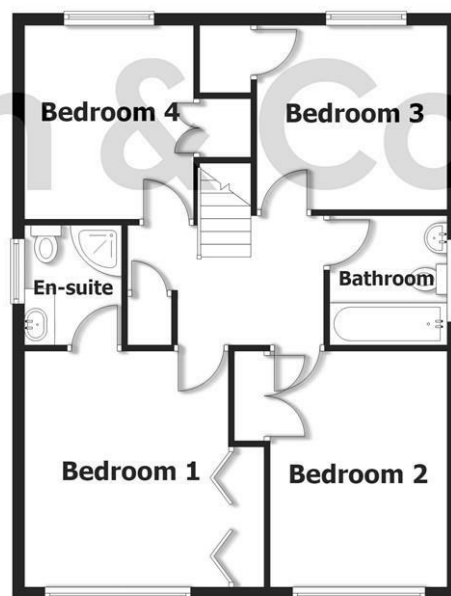




Ground Floor



First Floor



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■ E-mail: quinton@scriven.co.uk

■ www.scriven.co.uk

■ Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
EU Directive 2002/91/EC		

Property Reference: 18574599