



ROSALIE GARDENS

Blackberry Lane Halesowen

Horgan
Homes
& Developments Ltd

The accommodation is planned on two floors and comprises:

ON THE GROUND FLOOR:

CANOPY PORCH ENTRANCE: With electric light, inner door featuring mock leaded lights with opaque glazing.

RECEPTION HALL: Coving to ceiling, staircase leading off with spindle ballisters, shaped hand rail and newel post, panelled radiator, alarm control panel.

FITTED CLOAKROOM: (Side) With wc and wash hand basin, panelled radiator.

STUDY (Front) 1.83m x 2.27m (6' x 7' 5") panelled radiator.

LOUNGE (Rear) 3.56m x 5.96m (11' 8" x 19' 7") Approached both from the door from Hall and the double doors from Dining Room, feature fireplace with real flame gas fire, sliding double glazed doors opening out onto base for conservatory and garden, coving to ceiling, wiring for two wall lights, television point, panelled radiator.

DINING ROOM (Front) 3.59m x 3.92m into bay (11' 9" x 12' 10") Approached by double doors opening from Hall, coving to ceiling, panelled radiator.

FITTED KITCHEN/BREAKFAST ROOM (Rear) 3.59m x 4.34m (11' 9" x 14' 3") Approached from Reception Hall, kitchen fitted with an extensive range of base units with cupboards beneath, selection of drawers beneath, complementary work surface areas with inset stainless steel bowl and a half single drainer sink, appliances to include gas hob, Hotpoint electric oven and grill, cooker hood, integrated Hotpoint dishwasher, fridge and freezer, complementary ceramic tiled splashbacks between work surface areas and underside of wall cupboards, quality ceramic floor finish, range of spot lights to ceiling, wine rack, useful storage cupboard opening off beneath staircase, panelled radiator.

UTILITY ROOM (Side) 1.76m x 1.71m (5' 9" x 5' 7") With base units, complementary work surface area with inset stainless steel single drainer sink, plumbing for washing machine, space for tumble dryer, wall mounted Worcester Bosch gas boiler, panelled radiator, door to garden.

The accommodation on the first floor is approached by staircase leading from reception hall and comprises:

CENTRAL LANDING: With access to roof space, linen cupboard with slatted shelving.

BEDROOM ONE (Front) 3.53m (11' 7") into wardrobes x 3.91m (12' 10") min (4.57m (15') max) With built-in range of two double wardrobes both with hanging rail, panelled radiator, television point, telephone point.

EN SUITE SHOWER ROOM (Rear) 1.53m max width (0.87m min width) x 2.44m into shower (5' max (2' 10"min) x 8') Fully tiled in quality ceramics and comprising shower cubicle with wall mounted shower, wc with concealed flush, wash hand basin with mixer tap, side double glazed window with opaque glass, extractor.

BEDROOM TWO (Rear) 3.52m into wardrobes x 3.64m (11' 7" x 11' 11") With range of two double built-in wardrobes with high level shelf and hanging rail, panelled radiator.

BEDROOM THREE (Rear) 3.68m x 2.56m (12' 1" x 8' 5") Panelled radiator, television point.

BEDROOM FOUR (Front) 3.67m x 2.94m (12' x 9' 8") panelled radiator.

WELL APPOINTED BATHROOM (Side) 1.69m x 3.15m (5' 7" x 10' 4") Comprising white suite with pedestal wash hand basin, wc, panel bath with shower screen, mixer tap with shower attachment, walls tiled in ceramics to full height, heated towel rail, side double glazed window, with opaque glass, heated towel rail.

DETACHED DOUBLE GARAGE: 5.90m x 5.99m wide (19' 4" x 19' 8") Power and electric lights.

ENCLOSED GARDEN: The rear garden has been landscaped to provide paved terrace with lawn, ornamental flower beds and further circular paved area and raised decked terrace. The garden is enclosed with fencing at both sides and rear.

SERVICES

Mains gas, water and electricity will be provided. 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.

TENURE

The houses will be sold freehold. The development will be accessed by a private driveway finished in tarmac and will a joint maintenance responsibility divided equally between the six owners.

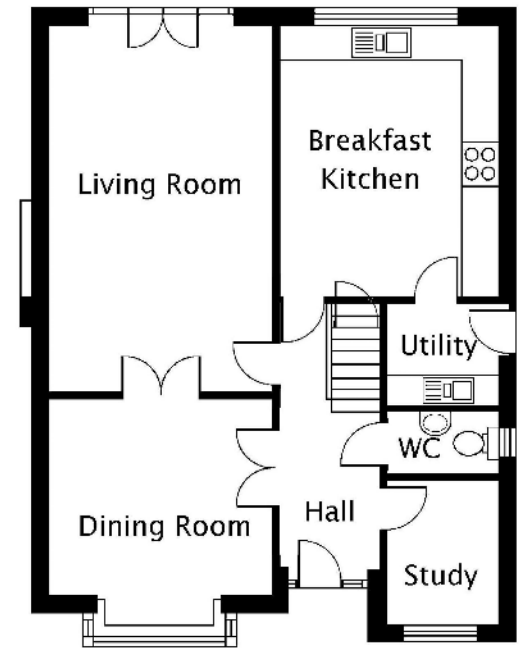
Zurich warranty will be provided.

Plans can be inspected at agent's offices by prior appointment, attention of Ref MS.

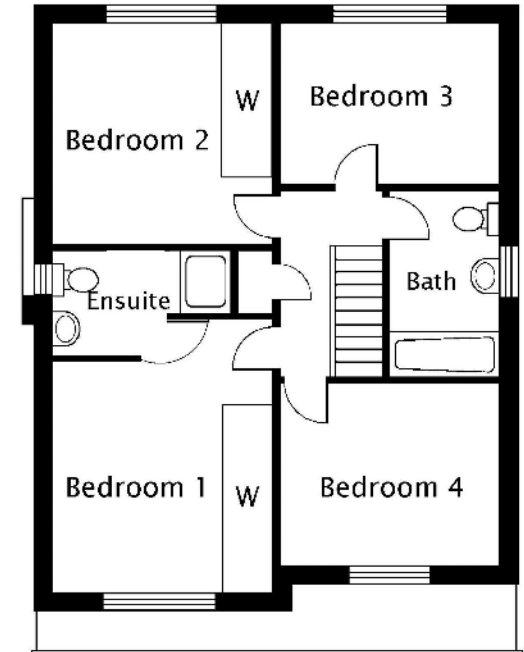
VIEWING: By prior appointment via agents who will show prospective purchasers around the property.

ROUTE TO THE PROPERTY:

From the agent's Quinton office on Hagley Road West proceed in the direction of Halesowen and continue into Halesowen Road. At the traffic island proceed down Mucklow Hill. At the next traffic island take the first exit and proceed into Bromsgrove Road. Just after McDonalds turn right into Grange Road and continue into Queensway. Turn left into Laural Lane, turn right into Dogkennel Lane and continue into Blackberry Lane where the development is found on the right hand side.



Ground Floor



First Floor



Horgan Homes are a family run, Midlands based business that has been building new homes for a quarter of a century. By concentrating on quality rather than quantity - we build on average around 30 homes every year - we have been able to put the customer at the very heart of our business. We're proud of the homes we build and want to make the whole buying process an enjoyable one.

We would like to think that Horgan Home is a "household name". That's not because we are a national company that everyone has heard of but because we have built our reputation on looking after you, the "householder" by building the home that will give you the quality of life you aspire to. All our homes are painstakingly planned to make optimum use of space but also to fit in with the local environment, through careful choice of architectural styles and building materials. Our dedicated team of craftsmen use traditional construction methods (combined, of course, with the very latest in energy saving materials) to build homes ranging from one bedroom apartments right up to five bedroom detached houses.

For complete peace of mind, Horgan Homes are covered by a full warranty from either the NHBC or Zurich Insurance Company.

Horgan Homes

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Networked with Team Agents in the
West Midlands, Worcestershire and
Shropshire, and with over 250
offices nationally.

Important notices

Property Misdescriptions Act 1991 : 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.

Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV01/12)