



Flat 18 Perry Court, Hagley Road West, Oldbury, B68 0BU

Offers In The Region Of £80,000

- TWO BEDROOM RETIREMENT APARTMENT FOR 55'S AND OVER
 - SITUATED ON THE FIRST FLOOR
 - EXTENDED LEASE
 - CONVENIENTLY SITUATED FOR SHOPS AND BUS ROUTES
 - SHOWER ROOM
 - NO UPWARD CHAIN
 - 24 HOUR EMERGENCY ALARM SYSTEM
 - COMMUNAL PARKING
 - COMMUNAL GARDENS

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Conveniently situated for shops and bus routes is this first floor retirement apartment (for 55's and over) with two bedrooms. The property has the benefit of an extended lease. NO UPWARD CHAIN.

Entrance hall, store cupboard, kitchen, lounge, two bedrooms, shower room, double glazing to windows as detailed, storage heaters where specified. Careline alarm system. Communal parking. Communal garden.

ACCOMMODATION:

The property is planned on the first floor and is approached via the communal entrance hall on the ground floor. Staircase to first floor communal landing and inner hall. Front door opening onto:

ENTRANCE HALL (INNER): 3.37m x 2.27m (max measurements including store cupboard)
Intercom system, careline alarm system, coat hooks to wall, storage heater, access to roof space, storage cupboard with shelving.

KITCHEN (REAR): 3.12m x 2.18m
Double glazed window, strip light to ceiling, vinyl floor finish, obscure single glazed panel onto living room, range of base units with cupboards and drawers, worktops, tiled splashbacks, single bowl single drainer stainless steel sink with mixer tap, recess for cooker, cooker hood above, recess for fridge/freezer, wall mounted storage cupboards at high level, recess and plumbing for washing machine.

LOUNGE (SIDE/REAR): 3.26m x 4.15m
Storage heater, pull cord for careline alarm, ceiling light with fan, double glazed window, television point, telephone point.

BEDROOM 1 (SIDE): 3.05m x 3.74m
Double glazed window, storage heater, fitted wardrobes with bedside tables and shelving, pull cord for careline alarm, telephone point.

BEDROOM 2 (SIDE): 2.37m x 2.60m
Double glazed window, pull cord for careline alarm.

SHOWER ROOM (INNER): 1.82m x 2.11m
Tiled floor finish, heated towel, w.c. with push button flush, pedestal wash hand basin with mixer tap, glass shelf, mirror to wall, extractor, corner shower cubicle with electric shower, shower screen, shower panels, walls tiled to full height, towel holder, mirrored cabinet to wall, shelf. Pull cord for careline alarm system.

COUNCIL TAX BAND B

TENURE:

We are advised the property is leasehold for a term of 125 years from 1st July 2018 subject to a peppercorn ground rent. The Agent has not checked the legal documents to verify the leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICE CHARGE

The current level of service charge from the 1st April 2023 is £221.63 paid is currently paid per month. Please note that this amount is reviewed periodically and is subject to change. The buyer is advised to obtain verification from their Solicitor or Surveyor.

AGENTS NOTE - A copy of the lease is available upon request.

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.

VIEWING: Strictly by prior appointment via agents. **ANTI-MONEY LAUNDERING REGULATIONS:** In order to comply with Anti-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 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.



Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : 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. (REV02:10/13).



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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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	64	73
England & Wales		EU Directive 2002/91/EC 

Property Reference: 18532763