



Flat 2, Willes Court, Binswood Road, Halesowen, B62 9BG

Offers In Excess Of £120,000

- SPACIOUS GROUND FLOOR FLAT
- CONVENIENT FOR LOCAL SHOPS AND BUS ROUTES
 - TWO GOOD SIZED BEDROOMS
 - TERRACE OVERLOOKING COMMUNAL GARDENS
- NEW EXTERNAL UPVC DOUBLE GLAZED WINDOWS INSTALLED IN JAN 2024
 - NO UPWARD CHAIN

All Buildings Great & Small



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OnTheMarket rightmove



An opportunity to acquire a spacious ground floor flat with two double bedrooms. The property is conveniently situated for bus routes and shops. NO UPWARD CHAIN

Entrance hall, cloaks cupboard, store cupboards, kitchen, lounge, two double bedrooms, shower room, w.c., storage heaters where specified, double glazing to windows as specified. Communal gardens, on street parking.

ACCOMMODATION

The property is located on the ground floor accessed via a communal entrance.

'L' SHAPED ENTRANCE HALL (INNER):

Storage heater, cloaks cupboard, and two further storage cupboards.

W.C: (INNER)

W.C., extractor.

SHOWER ROOM (INNER): 1.59m x 1.67m

Shower cubicle, electric shower, wash hand basin, extractor, wall mounted electric "Dimplex" heater.

BEDROOM 1 (FRONT): 3.38m x 3.12m plus door recess
Double glazed window, wardrobe with hanging rail. Storage heater

BEDROOM 2 (FRONT): 2.52m x 4.80m (maximum measurements including built-in wardrobe)
Electric heater, double glazed window to front.

LOUNGE (REAR): 3.78m plus recess x 5.53m

Two storage heaters, double glazed window, electric fire with fire surround, intercom system. Door opening onto terrace.

KITCHEN (REAR): 4.03m x 2.13m plus walk-in store cupboard

Striplight to ceiling, base units with cupboards and drawers, complementary worktops, plumbing for washing machine, single bowl single drainer stainless steel sink with mixer tap, wall mounted storage cupboards at high level, space for cooker, walk-in store cupboard.

TERRACE:

Covered paved terrace onto communal gardens.

COUNCIL TAX BAND A

TENURE:

The lease details the property is leasehold for a term of 125 years from January 1st 2012 subject to a ground rent of £10.00 per annum. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICE CHARGE

We are advised that the current level of service charge is £1387.99 (£124.88 paid monthly). Please note that this amount is subject to change. 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. Carpets, as fitted are included in the 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:

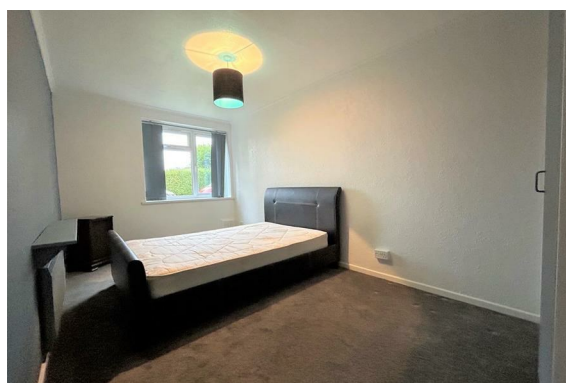
By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected 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.

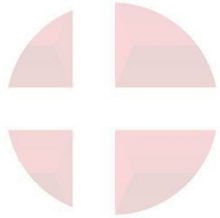


Important notices

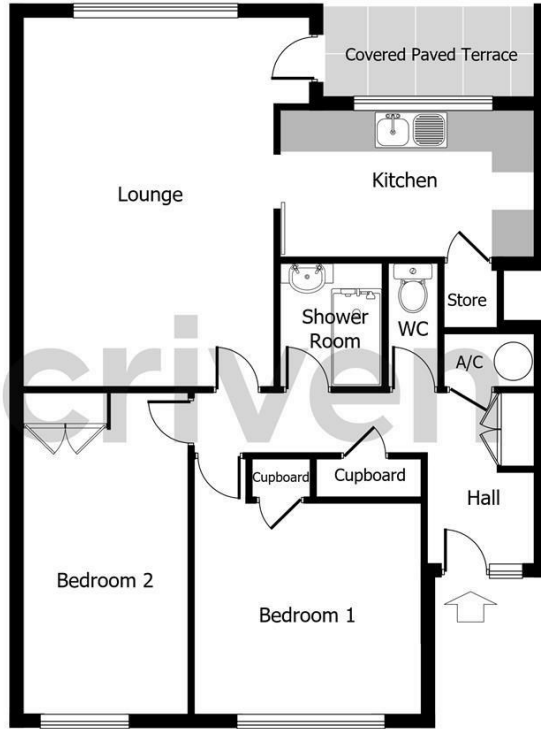
The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown 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).



Scriven & Co.



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		75
(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	

Property Reference: 17940790