



91, Bournebrook Crescent, Halesowen, B62 0HZ

Offers In The Region Of £105,000

- SPACIOUS SECOND FLOOR FLAT OCCUPYING CORNER POSITION
 - TWO GOOD SIZED BEDROOMS
 - RE-FITTED SHOWER ROOM
- IN NEED OF SOME MODERNISATION
- POPULAR RESIDENTIAL LOCATION
- CONVENIENT FOR SHOPS AND AMENITIES
- BUSES FROM HOWLEY GRANGE ROAD
 - NO UPWARD CHAIN
 - ON STREET PARKING

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A spacious two bedroom second floor flat occupying corner position. The property is in need of some general modernisation and improvement but offers potential. NO UPWARD CHAIN.

Accommodation comprising: Inner hall, kitchen, lobby/store, living room, two good-sized bedrooms (one with fitted wardrobes), re-fitted shower room, store cupboard. Gas boiler serving radiators. Double glazing to windows as detailed.

The property is approached via a staircase from the communal entrance hall on the ground floor leading to the second floor communal landing.

ENTRANCE HALL (Inner)

Composite front door with obscure double glazed panel, intercom system, panel radiator, store cupboard with shelving, coat hooks to wall, access to roof space. Doors off.

KITCHEN (Rear) 2.69m (3.09m max including store cupboard) x 3.37m (maximum overall measurements) Double glazed window, single bowl single drainer stainless steel sink with mixer tap, storage cupboards and drawers beneath, tiled splashbacks, plumbing for washing machine, store cupboard housing gas boiler. Door from kitchen opening onto:

AGENTS NOTE: There is an original stove situated in the kitchen and the vendor advises it is no longer in working order. Prospective purchasers are to make their own enquiries in this respect.

SIDE LOBBY/STORE 1.68m x 3.17m

Double glazed window to rear, door to front. Brick store with shelving.

LIVING ROOM (Front) 4.37m x 3.33m

Double glazed window (with secondary glazing), panel radiator, gas fire. Built in storage cupboards at low level.

BEDROOM ONE (Front/Side) 3.60m x 3.32m

Double glazed windows to front and side (both with secondary glazing), panel radiator.

BEDROOM TWO (Rear) 4.21m max (3.61m) x 2.77m

Panel radiator, double glazed window (with secondary glazing), fitted wardrobes with storage cupboards above, dressing table with mirror to wall.

RE-FITTED SHOWER ROOM (Rear) 2.69m (2.41m) x 1.61m max

Wood effect floor finish, towel rail, pedestal wash hand basin with mixer tap, wall mounted cabinet with mirrored doors, w.c. with push button flush, heated towel rail, obscure double glazed window, shower cubicle with electric shower, grab rail.

STORE CUPBOARD - located at ground floor level (off rear lobby).

COUNCIL TAX BAND A

TENURE

We are verbally advised that the property is leasehold for a term of 125 years from the 2nd of June 2014 subject to a ground rent of £10 per annum. 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

We have had sight of two invoices from Dudley Council detailing the estimated service charge for the 12 month period of 1st April 2023 to the 31st March 2024. The total amount for this period was £1269.81 (less £103.05 for credit due 2022/23) amounting to £1166.76. Service charge is paid every 6 months and 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. 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 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.

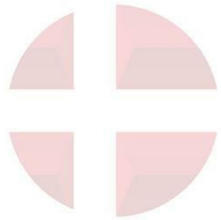


Important notices

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		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Property Reference: 18561585