



Flat 4 Victoria Court, 40 Halesowen Road, Halesowen, West Midlands, B62 9AB

**Offers In The Region Of £135,000**

- TWO BEDROOM SELF CONTAINED RETIREMENT FLAT FOR PEOPLE OVER 55
  - EXTENDED LEASE
- CONVENIENT FOR SHOPS, BUS ROUTES AND AMENITIES
- RE-FITTED KITCHEN AND RE-FITTED SHOWER ROOM
  - ALLOCATED PARKING SPACE
- COMMUNAL GARDEN/DRYING AREA
  - NO UPWARD CHAIN

All Buildings Great & Small



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An opportunity to acquire a much improved, two bedroom first floor self contained flat for people aged 55 and over. Allocated parking space. NO UPWARD CHAIN.

Accommodation comprising enclosed porch, reception hall, landing, inner hall, two store cupboards, kitchen, lounge, two bedrooms, shower room, electric heaters where specified, double glazing to windows as detailed. Allocated parking space, communal gardens.

#### ENCLOSED PORCH (front)

Double glazed front door and double glazed windows to front, ornamental coving to ceiling, tile effect floor finish, single glazed front door opening onto

#### RECEPTION HALL (inner)

Electric heater, staircase with handrail off leading to first floor landing, coving to ceiling, ornamental ceiling rose, double glazed window, door opening onto

#### INNER HALL (inner)

Coving to ceiling, ornamental ceiling rose, two store cupboards, electric heater,

#### KITCHEN 1.75m x 1.93m plus 0.83m x 0.80m

Double glazed window, tile effect floor finish, extractor, ornamental coving to ceiling, ornamental ceiling rose, single bowl single drainer stainless steel sink with mixer tap, electric hob, electric double oven, microwave, base units with cupboards and drawers, worktops, tiled splashbacks, store cupboards at high level, walls tiled to approximately half wall height, wall mounted electric "Dimplex" heater at high level,

#### LOUNGE (front) 3.72m x 3.21m plus bay

Double glazed bay window and further double glazed window, electric heater, ornamental coving to ceiling, ornamental ceiling rose,

#### BEDROOM ONE (rear) 3.01m x 2.79m

Double glazed window, electric heater, ornamental coving to ceiling, extractor, ornamental ceiling rose.

#### BEDROOM TWO (front)

Double glazed window, electric heater, coving to ceiling, ornamental ceiling rose.

#### SHOWER ROOM 1.95m x 1.85m plus 1.52m x 0.74m

Access to roof space, recessed spotlights to ceiling, extractor, wall mounted electric "Dimplex" heater, heated towel rail, walk in shower cubicle, electric shower with dual shower fitting, walls to shower cubicle tiled to full height, further walls tiled to half wall height, pedestal wash hand basin with mixer tap, WC with push button flush, extractor,

#### COMMUNAL GARDEN/DRYING AREA

#### ALLOCATED PARKING SPACE

#### COUNCIL TAX BAND C

#### TENURE

We are verbally advised that the property is leasehold for a term of 999 years from (and including) the 1st January 2019. The buyer has advised to obtain verification from their solicitor or surveyor.

#### SERVICE CHARGE

The Vendor has advised that the current level of service charge payable is approximately £1200.00 per annum. This is paid in monthly instalments of £100.00

#### 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.

AGENTS NOTE - There is no gas to the property.

#### 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).

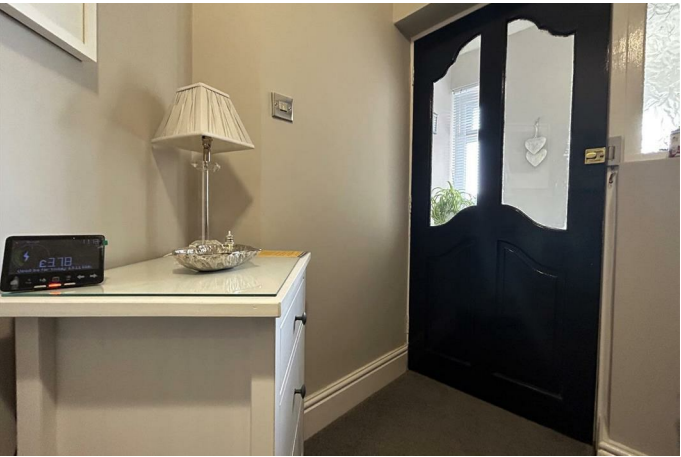






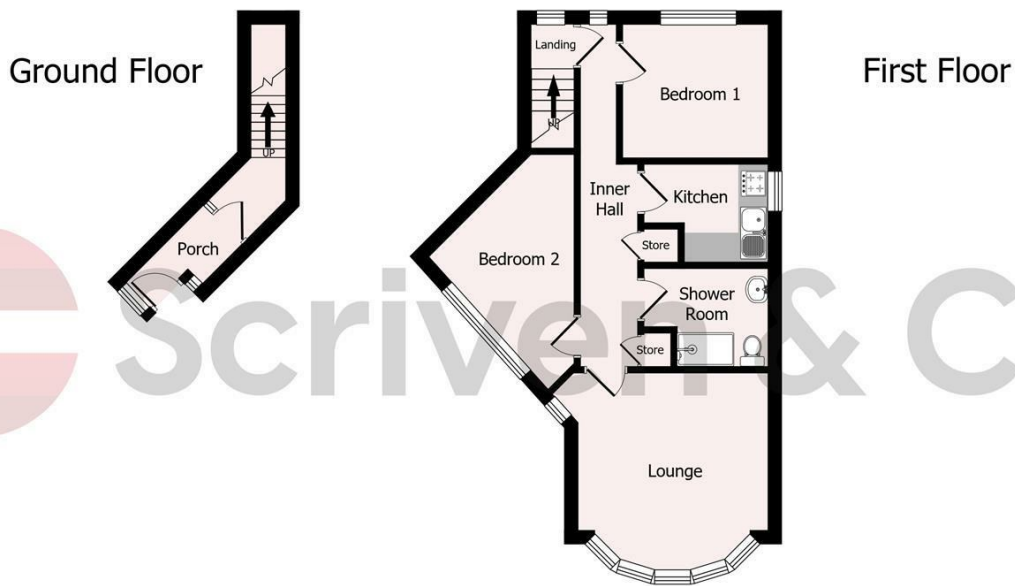












Not to scale. This floor plan is for illustration purposes only.  
The position and size of doors, windows and other features are approximate.



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- Regulated By RICS

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

Property Reference: 17943017