



18, Warren Close, Tipton, DY4 9PG

Offers In The Region Of £89,950

- PURPOSE BUILT TWO BEDROOM GROUND FLOOR FLAT
 - IDEAL INVESTMENT OPPORTUNITY
 - SUPERB SCOPE FOR REFURBISHMENT
- OTHER BENEFITS INCLUDE GOOD INTERNAL STORAGE & GAS SUPPLY
 - ENCLOSED REAR GARDEN
- LEASE FOR A TERM OF 189 YEARS FROM 25TH DECEMBER 1975
 - ALLOCATED PARKING SPACE

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A purpose built two bedroom ground floor flat with two bedrooms. Good internal storage. Allocated parking space and an enclosed rear garden.

The accommodation is accessed from the side of the building, planned on the ground floor and briefly comprises;

ENTRANCE HALL:

Double glazed PVCu entrance door leading to hall entrance. Two store cupboards opening off with the closest housing the gas water heater:

LIVING ROOM: (rear) 3.94m max (3.55m min) x 4.95m
PVCu double glazed windows with integrated door leading to garden have small raised paving. Fire surround with integrated gas fire.

KITCHEN: (rear) 2.41m x 2.96m

Fitted kitchen which would benefit from replacement but with existing arrangement that comprises; range of base units with work surfaces and inset single drainer sink, wall cabinets, apertures for cooker, fridge/freezer and plumbing for automatic washing machine. PVCu double glazed window over-looking the garden.

BEDROOM ONE: (front) 2.65m x 3.85m

PVCu double glazed window to front, double wardrobe with sliding doors. Note: the wall mounted gas heater has been disconnected as deemed unsafe.

BEDROOM TWO: (front) 2.15m x 2.90m

PVCu double glazed window to front, double wardrobe with mirrored sliding doors. Note: the wall mounted gas heater has been disconnected as deemed unsafe.

BATHROOM:

With wall tiles to half height to two walls, and to the ceiling to the shower area, the white bathroom suite includes; toilet with low level flush, wash hand basin, bath with wall mounted electric shower. Ceramic tiled floor finish.

REAR GARDEN:

With side access via a joinery gate, the rear garden is mainly lawn with a small paved area immediately outside of the door from the living room.

PARKING:

There is an allocated parking space a short walk from the property. Please refer to plan

VIEWING ARRANGEMENT: Strictly via prior appointment via agents Quinton office.

SERVICES: Mains drainage, water and electricity are available. A gas fired 'Main multipoint' water heater located in the cupboard off the hall provides domestic hot water. 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.

TENURE: A long lease of 189 years was granted from 25th December 1975 subject to a (peppercorn) nil ground rent payment during the term. A copy of the original lease is available for inspection at the agents' offices.

COUNCIL TAX BAND A

NOTE: In accordance with the Estate Agents Act notice is hereby given that the owner of the property is now deceased and was related to two of the Directors of Scriven & Co. Also one of the Executors is currently employed by Scriven & Co.

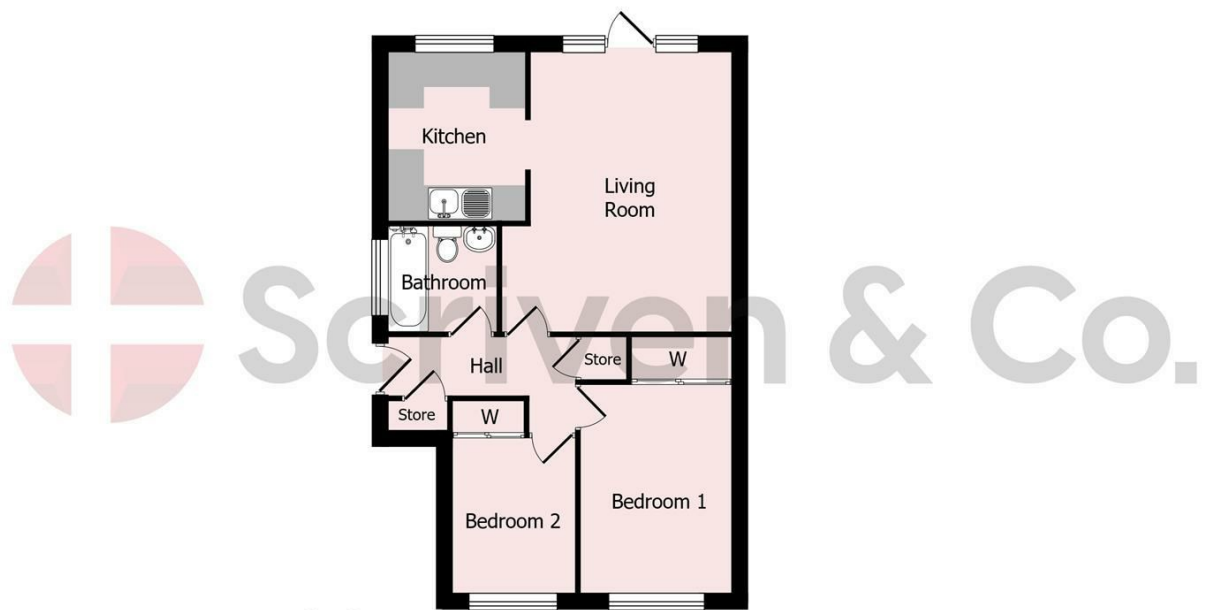


Important notices

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).



Ground Floor

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	77
EU Directive 2002/91/EC		

Property Reference: 18654507