

Scriven & Co.

Est. 1937

Residential Sales



61, Old College Avenue, Oldbury, B68 8BF

Offers In The Region Of £150,000

- A MODERN, TASTEFULLY PRESENTED APARTMENT OFFERING SPACIOUS ACCOMMODATION
- SITUATED ON THE FIRST FLOOR WITH DUAL ASPECT TO FRONT AND REAR
 - OPEN PLAN LIVING ACCOMMODATION
 - RE-FITTED KITCHEN AREA WITH BREAKFAST BAR
 - TWO BEDROOMS
 - ALLOCATED PARKING SPACE
- CONVENIENT FOR BUS ROUTES FROM WOLVERHAMPTON ROAD

All Buildings Great & Small



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A modern, tastefully presented two bedroom first floor apartment with open plan living space having refitted kitchen with breakfast bar. The apartment has the benefit of an allocated parking space.

Accommodation comprising entrance hall, open plan living space with re-fitted kitchen area with breakfast bar and dining area. bathroom, two bedrooms, gas boiler serving radiators, double glazing to windows as detailed. Allocated parking space.

The property is accessed via a communal entrance hall on the ground floor. Staircase leading off to the first floor.

ENTRANCE HALL (inner)

Panel radiator, wood effect floor, store cupboard,

BATHROOM 2.08m (1.67m) x 2.49m

Obscure double glazed window, heated towel rail, tiled floor finish, wash hand basin with mixer tap, vanity unit, WC with push button flush, panel bath with shower screen, shower attachment to bath, walls to bath tiled to full height, further walls tiled to approximately half wall height. Wall mounted store cupboards, mirrored cabinet to wall, shaver point, towel holder.

BEDROOM TWO (front) 2.62m x 2.91m

Double glazed window, panel radiator, fitted wardrobe,

BEDROOM ONE (front) 2.92m x 3.45m (Maximum measurements including fitted wardrobe)

Double glazed window, panel radiator, fitted wardrobe, wood effect floor,

OPEN PLAN LIVING/DINING SPACE 6.91m x 2.83m plus 3.55m max x 3.88m

Three panel radiators, two double glazed windows, double glazed double doors to front Juliette style balcony, part wood effect floor and part tiled floor finish.

RE-FITTED KITCHEN AREA WITH BREAKFAST BAR

Fitted with a range of base units with cupboards and drawers, worktops, integrated appliances to include slimline dishwasher, washer/condenser dryer, microwave, four ring electric hob and cooker, cooker hood above hob. Bowl and a half single drainer stainless steel sink, breakfast bar, recessed spotlights to ceiling, walls part tiled,

COUNCIL TAX BAND A (Sandwell)

COMMUNAL CAR PARK

Allocated parking space.

TENURE

We are advised that the property is Leasehold for a term of 112 years from the 1st April 2013, subject to a ground rent of £125.00 per Annum. The ground Rent is reviewed periodically every 10 years - as detailed in Clause 8 of the lease. A copy of the lease is available at the office premises.

SERVICE CHARGE

We are advised that the service charge paid for the period of 1/1/2025 to 31/12/25 was £1845.00 per Annum. Please note that this amount is subject to change.

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.

Useful links for property information:

Find information about a property in England or Wales: <https://search-property-information.service.gov.uk>

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with: <https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance: <https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England: <https://www.gov.uk/check-long-term-flood-risk>

Service provider information: we would suggest the following:

Gas supply:

<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

<https://www.findmysupplier.energy>

Electric supply:

<https://www.energynetworks.org/customers/find-my-network-operator>

<https://www.nationalgrid.co.uk>

Water supplier:

<https://www.ofwat.gov.uk/households/your-water-company>

<https://www.water.org.uk/customers/find-your-supplier>

Consumer code for house builders:

<https://consumercode.co.uk>

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 a Removals and Storage Company. It is the clients' or buyers' decision whether to choose to deal with the Removals and Storage Company. Should the client or a buyer decide to use the Removals and Storage Company the client or a buyer should know that the agent receives a referral fee to the value of £70 plus VAT from them for recommending a client or buyer to them.

VIEWING

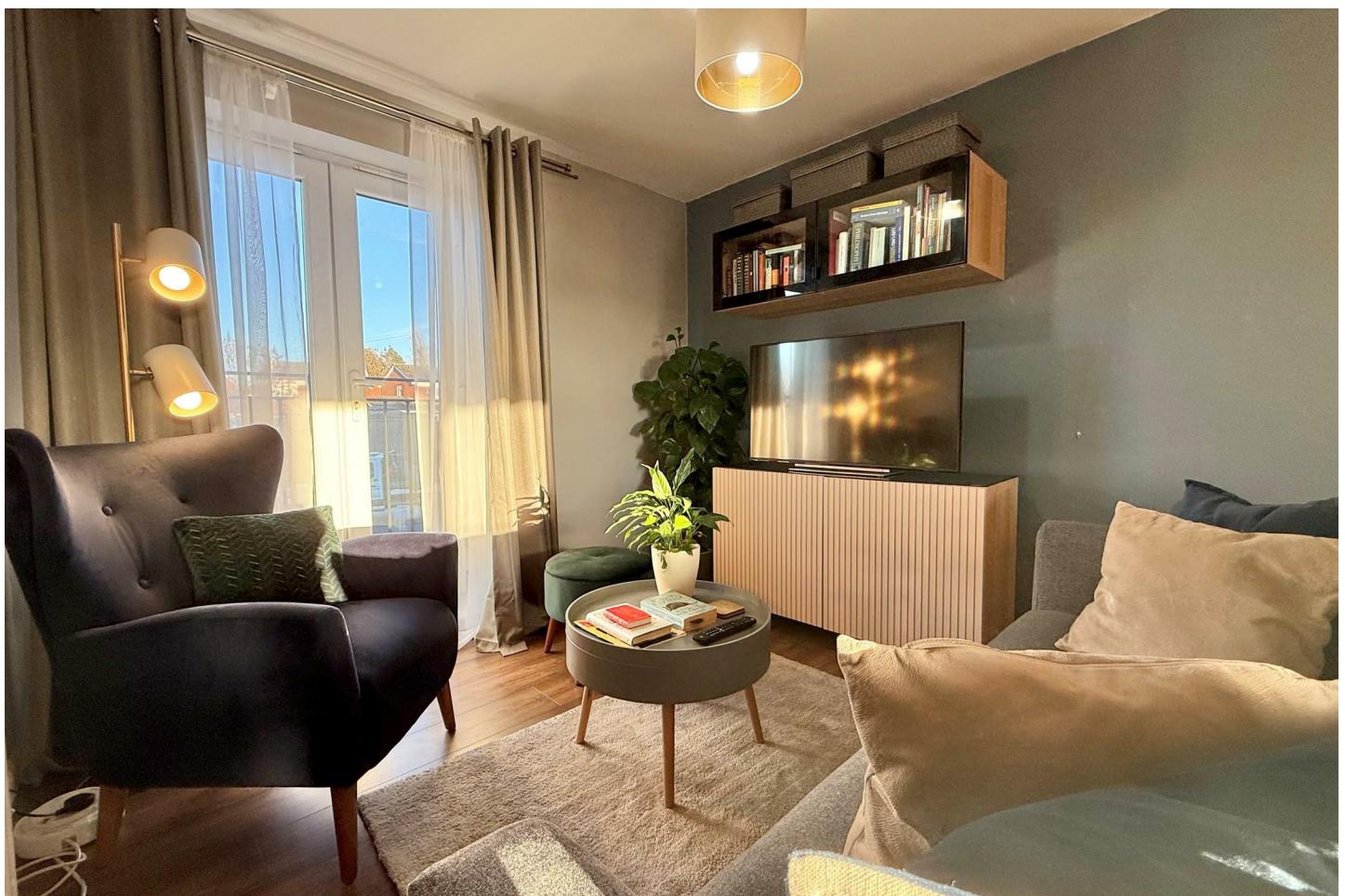
By appointment with Scriven & Co. Residential Sales Department on 0121-422-4011 (option 1).

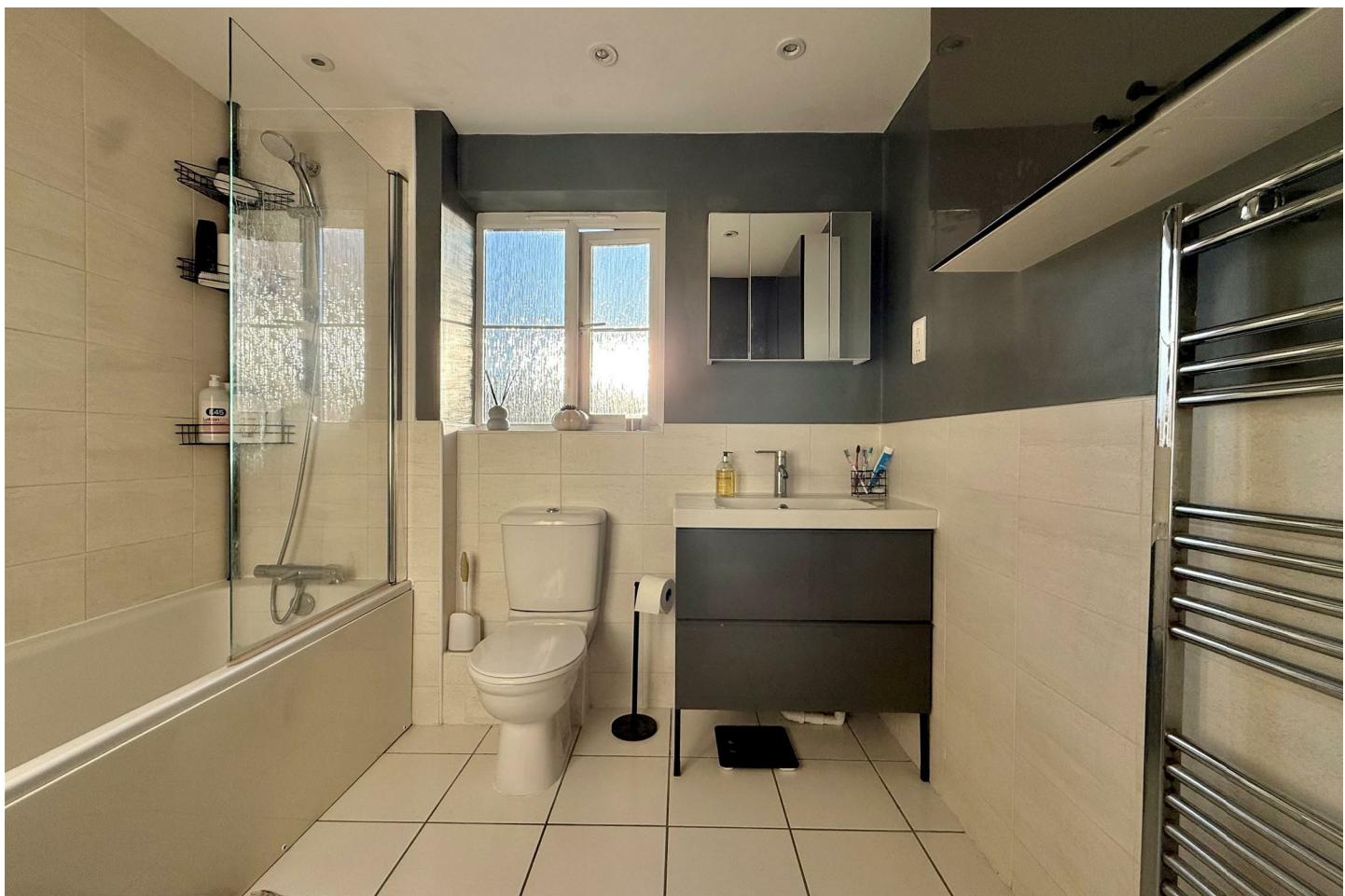
Important notices

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 artist's 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.

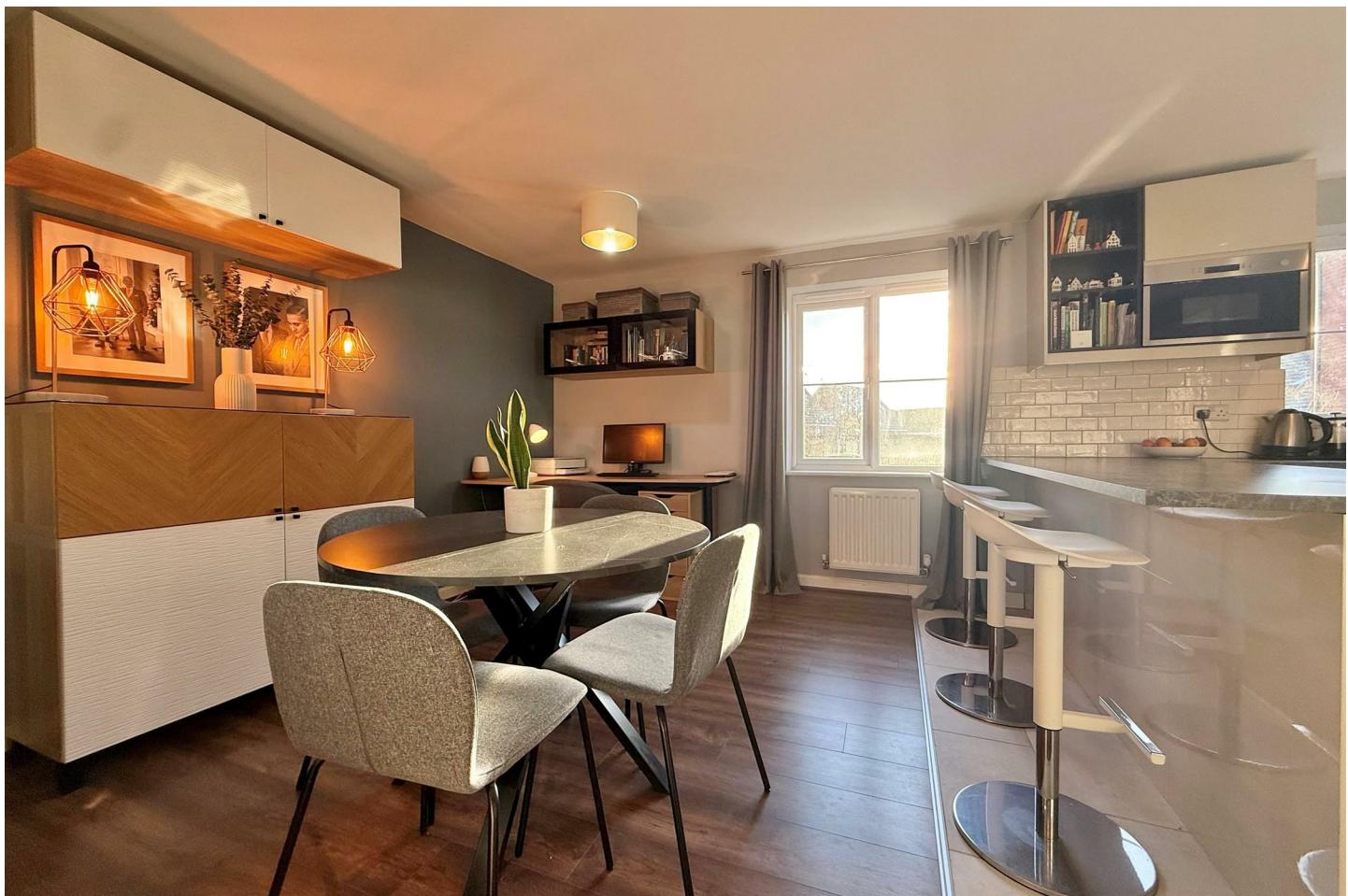
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

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).

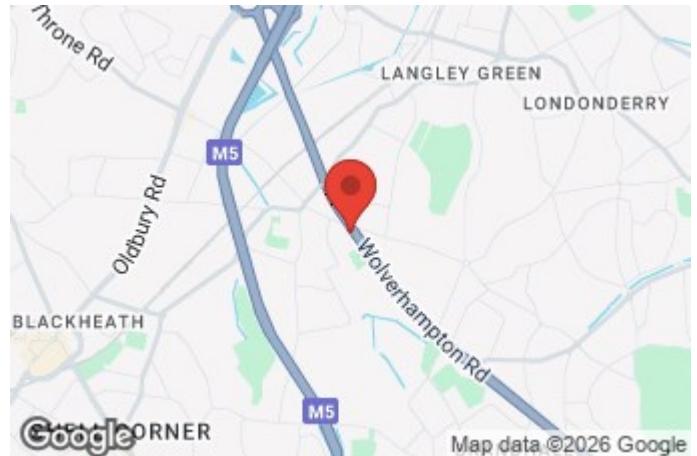
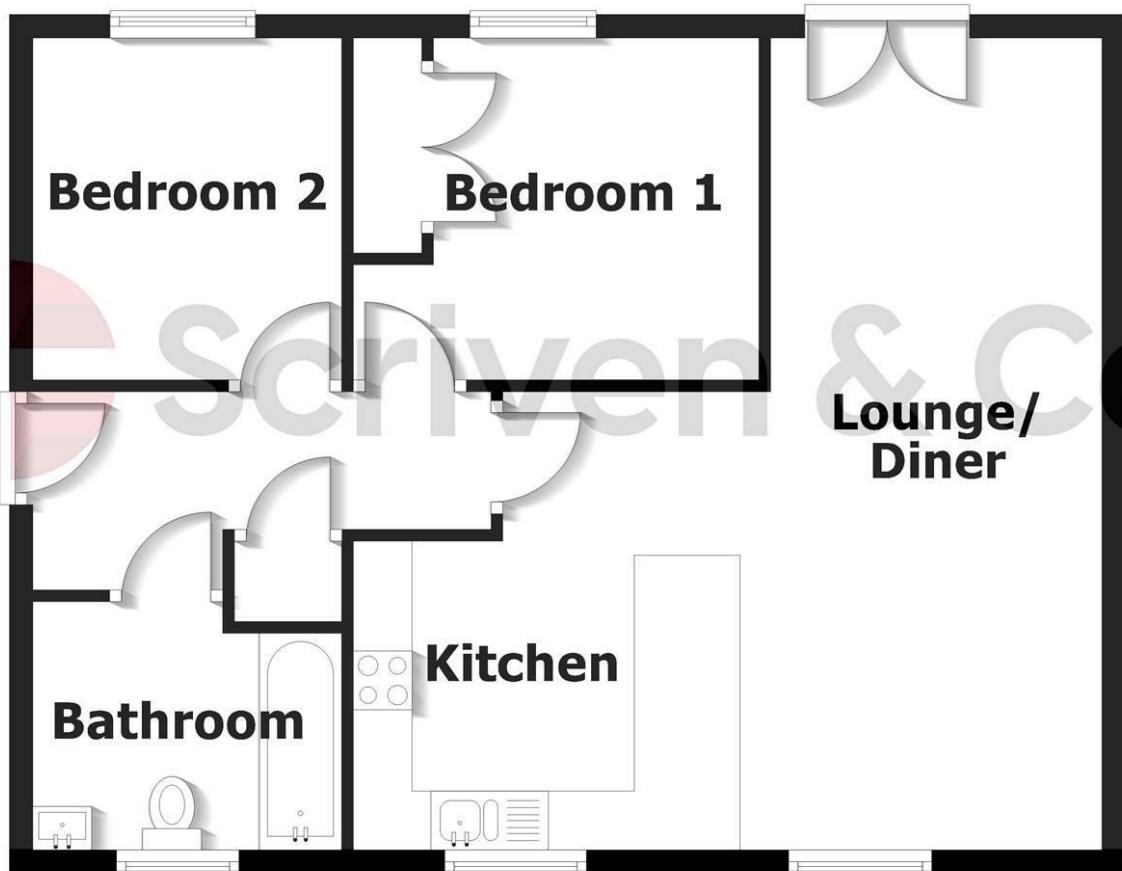








Floor Plan



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Quinton, Birmingham, B32 1AD

■ Tel: 0121 422 4011

■ E-mail: quinton@scriven.co.uk

■ www.scriven.co.uk

■ Regulated By RICS

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Property Reference: 18758903