Scriven & Co.
Est. 1937

Residential Sales

Larkspur Court, Narrow Lane, Halesowen, B62 9NA

Offers In The Region Of £150,000

- SITUATED IN A POPULAR RETIREMENT ACCOMMODATION FOR OVER 54'S*
- LOCATED ON FIRST FLOOR WITH LIFT ACCESS
- MUCH IMPROVED AND MODERNISED
- BATHROOM WITH SHOWER CUBICLE
- SPACIOUS TWO BEDROOM APARTMENT
- COMMUNAL PARKING
- COMMUNAL GARDEN WITH DRYING AREA
- NO UPWARD CHAIN

A spacious and modernised first floor two bedroom apartment in popular over 60's retirement development. There is a lift in the block, communal parking and rear garden with drying area. NO UPWARD CHAIN.

Accommodation comprising reception hall, store cupboard, kitchen, lounge, two double bedrooms, bathroom with shower cubicle, , gas boiler serving radiators, double glazing to windows as detailed.

The property is planned on the first floor and accessed via lift of staircase to the first floor.

RECEPTION HALL (inner)
Panel radiator, intercom system, walk in store cupboard with panel radiator and shelving.

BEDROOM ONE (rear) 2.77m x 3.91m
Two double glazed windows, two panel radiators,

BEDROOM TWO (rear) 2.97m x 3.33m (3.68m)
Double glazed window, panel radiator,

BATHROOM WITH SHOWER CUBICLE (inner) 2.47m x 1.55m (2.18m)
Tile effect floor, panel radiator, shaver point, wash hand basin with mixer tap and vanity unit, WC with concealed flush, extractor, mirror to wall, panel bath with shower attachment and hot and cold taps, shower cubicle with electric shower, walls to shower tiled to full height, pull down chair, extractor.

LOUNGE (rear) 3.28m plus door recess x 4.56m
Double glazed window, panel radiator, electric fire with fire surround, door opening onto kitchen.

KITCHEN (side) 2.98m x 2.16m
Double glazed window, wall mounted gas boiler, range of base units with cupboards and drawers, pull out larder unit and corner cupboard. Worktops with splashbacks, wall mounted store cupboards at high level, post formed single bowl single drainer sink with hot and cold tap, washing machine, four ring electric hob, cooker hood above, CDA cooker, space for fridge and space for freezer. Strip light to ceiling.

AGENT NOTE: *Larkspur Court is designed for persons over 60 years of age. However the Block management will consider persons over the age of 54, depending on circumstances and the completion of an application form.

COUNCIL TAX BAND B (Dudley)

TENURE
We are advised that the property is Leasehold for a term of 99 years. Ground rent is included in the service charge. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICE CHARGE
We have been informed that the current annual service charge for the property is £2567.87 per Anum. 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. 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.

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









Fire Action
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Floor Plan

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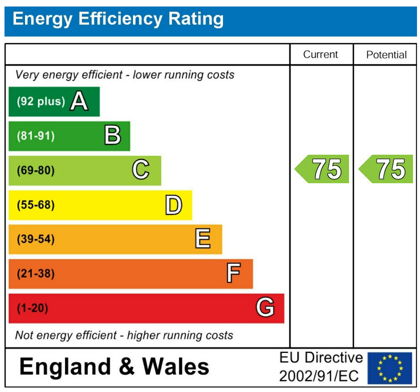

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