



Larkspur Court, Narrow Lane, Halesowen, B62 9NA

Offers In The Region Of £150,000

- SITUATED IN A POPULAR RETIREMENT ACCOMMODATION FOR OVER 60'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

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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.

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 Annum. 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>

Important notices

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. (REV03:02/26).

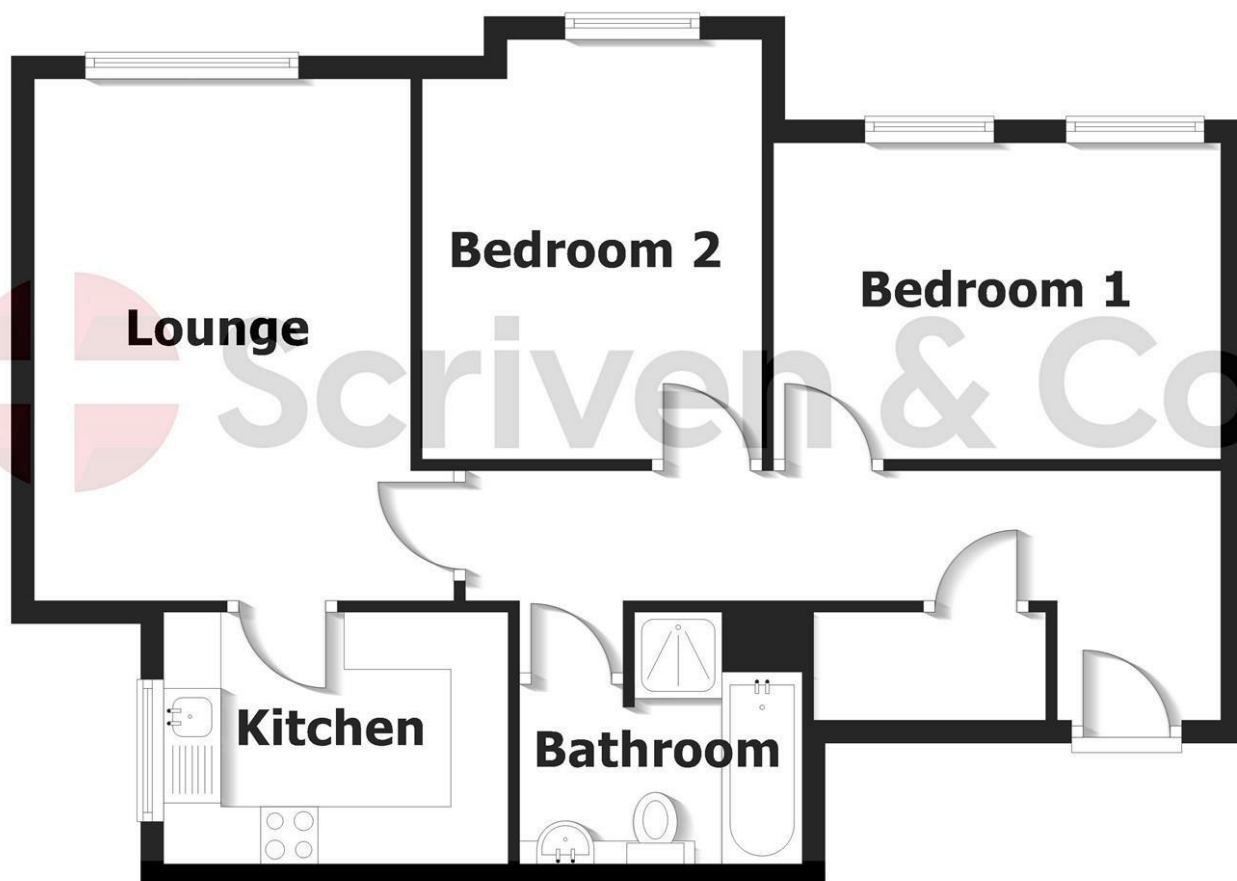








Floor Plan



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■ Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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: 18711835