



34, Apperley Way, Halesowen, B63 2PN

**Offers In The Region Of £115,000**

- TWO BEDROOM FIRST FLOOR FLAT
- EXTENDED LEASE EXPIRING 28TH SEPTEMBER 2162
  - REFITTED BATHROOM
  - PURPOSE BUILT BLOCK
  - COMMUNAL GARDENS
    - DRYING AREA
  - GARAGE IN GARAGE COURT

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An opportunity to acquire a two bedroom flat planned on the first floor in a popular residential locality.

The accommodation comprises:-

**COMMUNAL RECEPTION:**

Staircase leading off providing access to the first floor landing.

The main entrance to number 34 is found on the left hand side.

**RECEPTION HALL:**

**LOUNGE:** 3.41m x 3.99m  
Electric heater.

**KITCHEN OPENING OFF:** 3.16m x 1.78m  
Fitted with a range of base units with complementary work surfaces with inset stainless steel single drainer sink, space beneath for the provision of washing machine, "Beko" electric cooker and cooker hood, ceramic tile splashbacks, wall cupboard, linen cupboard with hot water cylinder with electric immersion heater.

**BEDROOM ONE:** 3.35m x 3.46m  
Night storage radiator.

**BEDROOM TWO:** 2.4m x 3.31m  
(Electric heating unit is not in working order), free standing wardrobe.

**REFITTED BATHROOM:** 1.68m x 1.74m  
Comprising panel bath with electric shower above with matching w.c. and pedestal wash hand basin, quickstep vinyl floor system, towel rail.

**GARAGE:** 2.51m x 5.09m  
(Situated in a garage block approached from Apperley Way).

**COMMUNAL GARDENS:**

The communal gardens are found at the rear of the property and are laid mainly to lawned areas. There is a drying area provided for clothes.

**TENURE:**

The property is held subject to an extended lease from 3rd May 2018 to 28th September 2162 subject to a nil ground rent during the term. The Agent has not checked the legal documents to verify the leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

**SERVICES:**

Mains water and electricity are connected. Note: The hot water cylinder is being drained down and the water supply turned off during the winter months. 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 in the nature of fixtures and fittings unless mentioned in these details are excluded from the sale. The carpets are however included.

**ESTATE AGENTS ACT:**

Note: The owner of a half share is now deceased and was related to the Directors of Scriven & Co. One of the Executors is also related to the deceased and is also employed by Scriven & Co.

**SERVICE CHARGE:**

Lambert Smith Hampton Residential Ltd, North Point, Stafford Drive, Battlefield Enterprise Park, Shrewsbury, Shropshire, SY1 3BF currently manage the building maintenance and common areas as defined by the lease. A service charge of £805.26 per half year is currently being charged. The service charge is reviewed on an annual basis. Copies of the service charge accounts will be made available upon request.

**VIEWING:**

Strictly by prior appointment via Agents.

**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.

## 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>

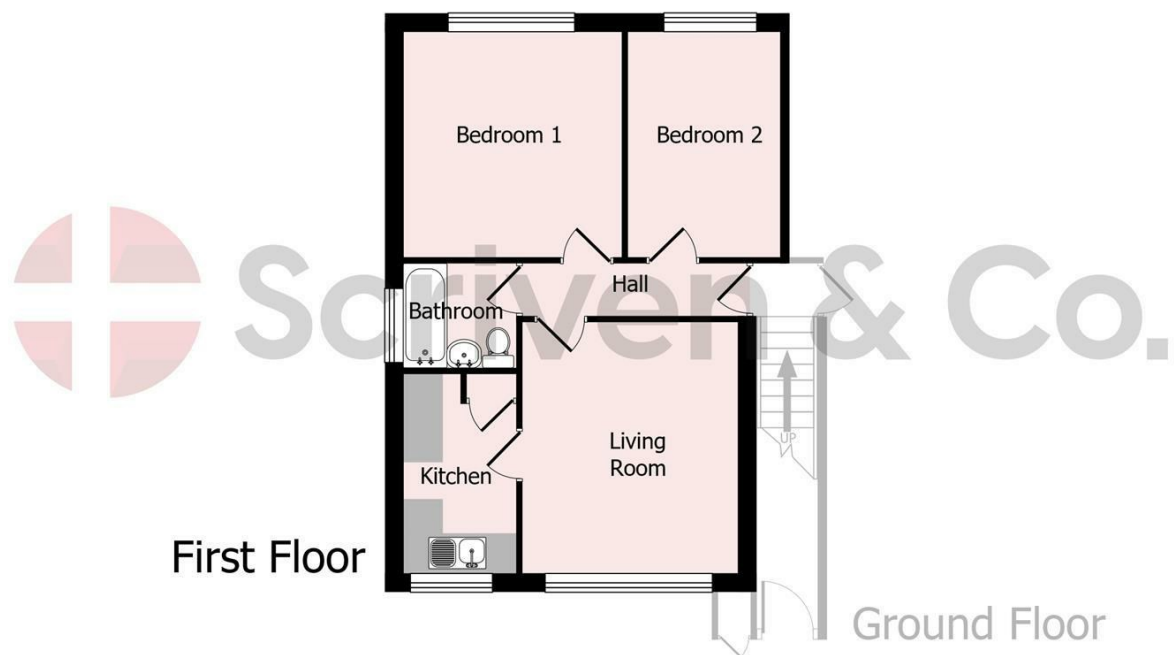


### Important notices

**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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Reference: 18651564