



23 Old Port Close, Tipton, West Midlands, DY4 7XN

Offers in the region of £83,950

- IDEAL FOR RESIDENTIAL INVESTOR
- SECOND FLOOR FLAT IN PURPOSE BUILT BLOCK
 - CANAL SIDE SETTING
- COMMUNAL GARDEN AND ALLOCATED CAR SPACE
- TENANT HOLDING OVER FROM AST NOW AN ASSURED PERIODIC TENANCY
- LEASEHOLD HELD FOR A TERM OF 999 YEARS FROM 1ST JAN 1992

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FOR SALE - RESIDENTIAL INVESTMENT PROPERTY

An opportunity to acquire a one bedroom flat in a purpose built block situated on a canal side setting. Currently let to a tenant now on an assured periodic tenancy..

The purpose built block of 12 flats is planned on three floors and approached via an entrance door leading to:

ENTRANCE HALL:

Tiled floor finish, mailboxes and electric meter cupboards. Inner door accessed via the intercom system and leading to:

INNER HALL:

Thermoplastic floor tiles and a further internal door leading to hallway and doorway to communal gardens. Staircase leads off to first and second floor landing.

The apartment is planned on the second floor and comprises:-

'L' SHAPED RECEPTION HALL:

Front door, entrance hall, door intercom system, linen cupboard with hot water cylinder and electric immersion heater.

BEDROOM: 3.03m max x 2.60 m max

Double glazed window, night storage radiator, built-in double wardrobe with sliding doors

BATHROOM: 1.56m x 1.97m

With suite comprising w.c. with low level flush, pedestal wash hand basin, panel bath with wall mounted electric shower, ceramic tile splashback to surround of the bath and rear of basin and w.c., extractor fan.

OPEN PLAN LIVING ROOM/KITCHEN AND DINING AREA 4.75m x 3.65m (overall dimensions):

KITCHEN/DINING AREA:

A range of base units with work surface areas with inset single drainer sink, space for domestic appliance, space and plumbing for automatic washing machine, breakfast bar, double glazed window to side.

LOUNGE:

Double glazed window, night storage heater.

COMMUNAL GARDEN:

Laid mainly to lawn with hedgerow to rear. Canal side can be accessed from a walkway leading from Old Port Close.

Car park with allocated space in front of the property.

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

MANAGEMENT COMPANY: Messrs. Cottons are managing agents in respect of the development and administer a service charge in respect of maintenance of the common parts of the building. Accounts for the service charge are available for inspection upon request. The service charge is currently £816.00 per annum up and till 31/03/2027.

SERVICES: Mains drainage, water and electricity are available. 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, the fitted carpets are included.

TENANCY: An Assured Shorthold Agreement was granted on 9th April 2010 to the current tenant who is holding over from the original agreement. The tenancy agreement is now an assured periodic tenancy with the tenant currently paying a rent of £ 700.00 per calendar month

TENURE: A long lease of 999 years was granted from 1st Jan 1992 subject to a (peppercorn) nil ground rent payment.

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.

Money Laundering Regulations –

In order to comply with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory photographic identification, proof of address/residency, verification of the source of funds for the purchase (including supporting bank statements evidencing any deposit monies), and a copy of a mortgage Agreement in Principle from the appropriate lender where applicable.

Photographic identification and proof of address will normally be validated through an electronic identity verification process, which includes biometric checks, meaning certified hard copies are not usually required. However, we reserve the right to request copies of identification or address documents where considered necessary, to satisfy our legal or compliance obligations. All parties involved in the purchase must complete this verification at a cost of £30.00 plus VAT per person.

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: It is the clients' or buyers' decision whether to choose to deal with any of the service providers.

Scriven & Co routinely refers sellers (and buyers) to a Financial Services Company. Should the client or a buyer decide to use this company please note that Scriven & Co receive a payment from them 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. Should the client or a buyer decide to use any of these companies please note 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. Should the client or a buyer decide to use this 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.

For full referral fee details go to our website: www.scriven.co.uk :
Disclosure of Referral Fees

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>

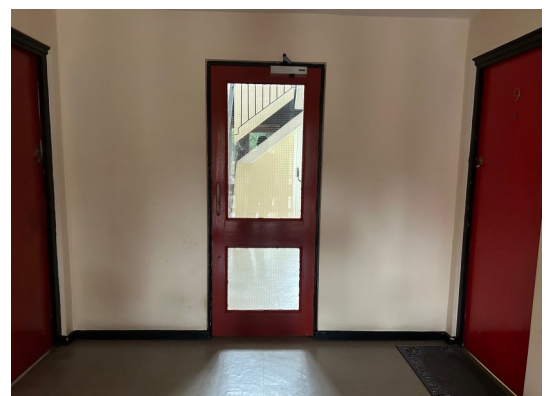
Long term flood risk check of an area in England: <https://www.gov.uk/check-long-term-flood-risk>

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>

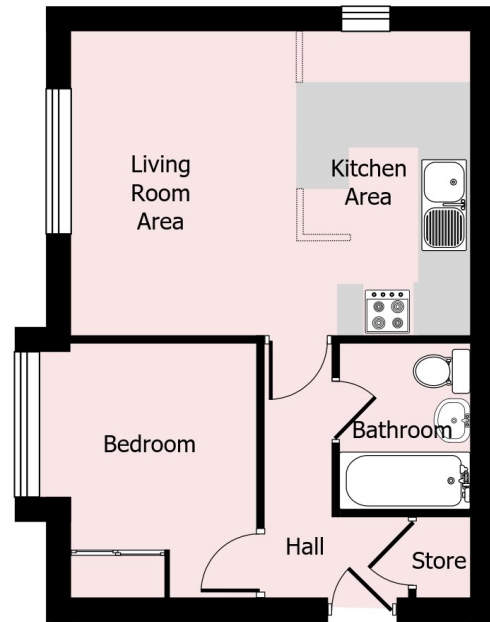


Important notices

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.

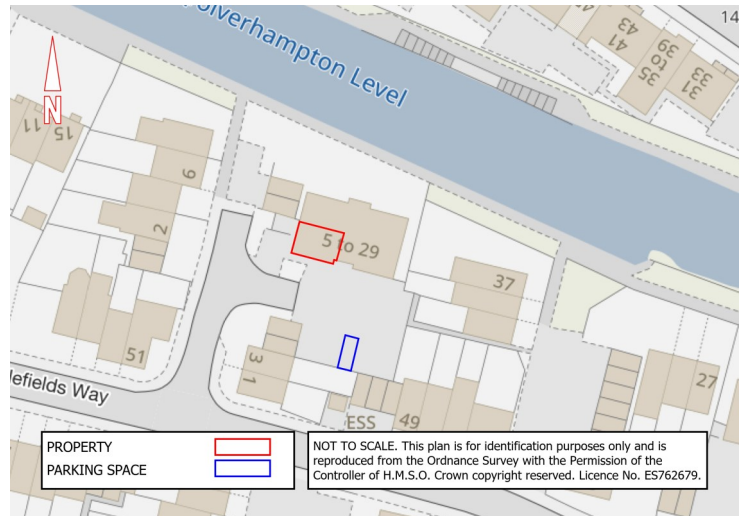
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

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).



Second 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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- www.scriven.co.uk
- Regulated By RICS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		