Scriven & Co.
Est. 1937

Residential Sales

Aqua Court, Cardale Street, Rowley Regis, B65 0LW

Offers In The Region Of £110,000

- SECOND FLOOR APARTMENT WITH ONE BEDROOM
- OPEN PLAN KITCHEN/LIVING/DINING
- BATHROOM
- CONVENIENT FOR BLACKHEATH TOWN CENTRE & ROWLEY TRAIN STATION
- ALLOCATED PARKING SPACE

All Buildings Great & Small

RICS Regulated by RICS
arla naea propertymark
intertek ISO 9001:2015
UKAS MANAGEMENT SYSTEMS 014
OnTheMarket
rightmove

Conveniently situated for Blackheath Town Centre and Rowley Regis Train Station is this modern second floor apartment with allocated parking space.

ACCOMMODATION:
Hallway, kitchen/dining/living room, bedroom, bathroom, gas boiler serving radiators, double glazing to windows.

The property is situated on the second floor accessed via staircase from the communal ground floor entrance hall.

ENTRANCE HALL (INNER):
Intercom system, thermostat to wall, panel radiator, access to roof space, smoke detector, storage cupboard.

BATHROOM (INNER): 2.16m x 1.44m min. (1.70m max.)
Panel radiator, w.c. with push button flush, wash hand basin, tiled splashback, panelled bath, shower over bath, extractor, recessed spotlights to ceiling, walls to bath part tiled.

BEDROOM (REAR): Irregular shape
Double glazed window, panel radiator.

KITCHEN/LIVING/DINING ROOM: 4.49m x 5.18m min. (6.03m max.) maximum measurements into bay
KITCHEN AREA COMPRISING: Tile effect vinyl floor finish, base units with cupboards and drawers, work surface areas, single bowl single drainer stainless steel sink, cooker, four ring electric hob, stainless steel splashback, cooker hood, storage cupboards at high level, cupboard housing gas boiler, plumbing for washing machine, space for fridge/freezer.

LOUNGE/DINING AREA:
Panel radiator, double glazed window.

COUNCIL TAX BAND A

PARKING SPACE
Located to the rear of the development there is a communal car park which is accessed via a gated entrance. There is one allocated parking space for the property and a number of communal visitor spaces.

TENURE:
We are verbally advised the property is leasehold for a term of 125 years from 1st March 2009 subject to a ground rent of £125.00 per annum, please note this is reviewable after 21 years. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICE CHARGE
We have been advised that the current level of service charge for the period of 1st March 2026 to 31st August 2026 is £2371.34 Please note that this amount is subject to change to £1761.31 from the 1st September 2026 to 28th February 2027.

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.

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

Extra Services & AML

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.

Property Information Links

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:

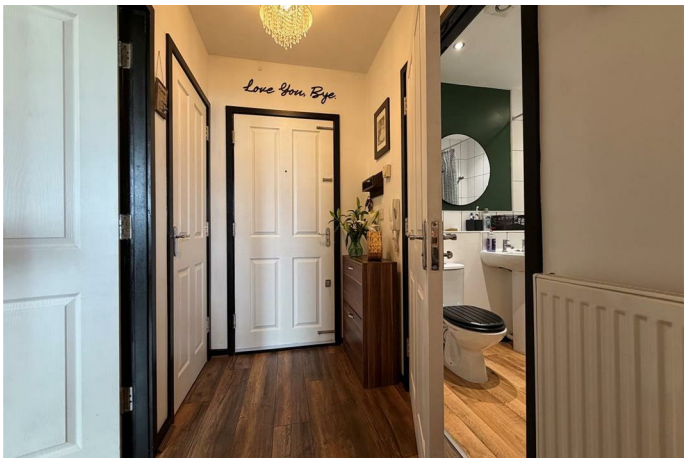
Gas supply:
https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator
https://www.findmysupplier.energy

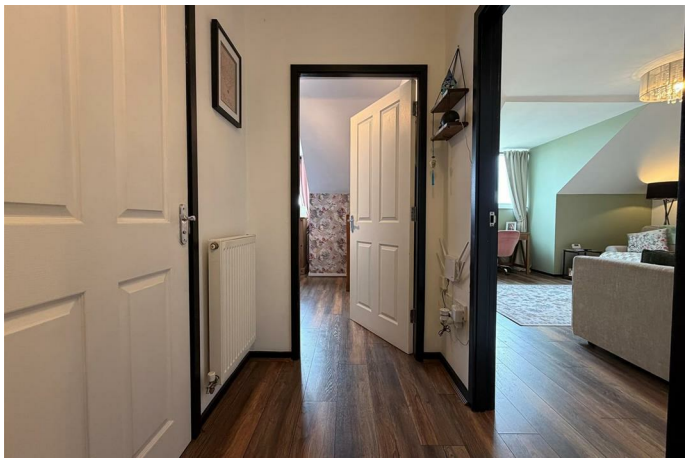
Electric supply:
https://www.energynetworks.org/customers/find-my-network-operator
https://www.nationalgrid.co.uk

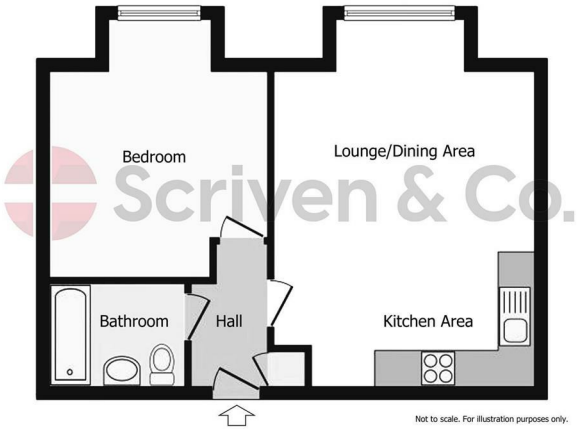
Water supplier:
https://www.ofwat.gov.uk/households/your-water-company
https://www.water.org.uk/customers/find-your-supplier

Consumer code for house builders:
https://consumercode.co.uk

Important notices
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).


Love You Bye




Bedroom
Lounge/Dining Area
Bathroom
Hall
Kitchen Area
Not to scale. For illustration purposes only.

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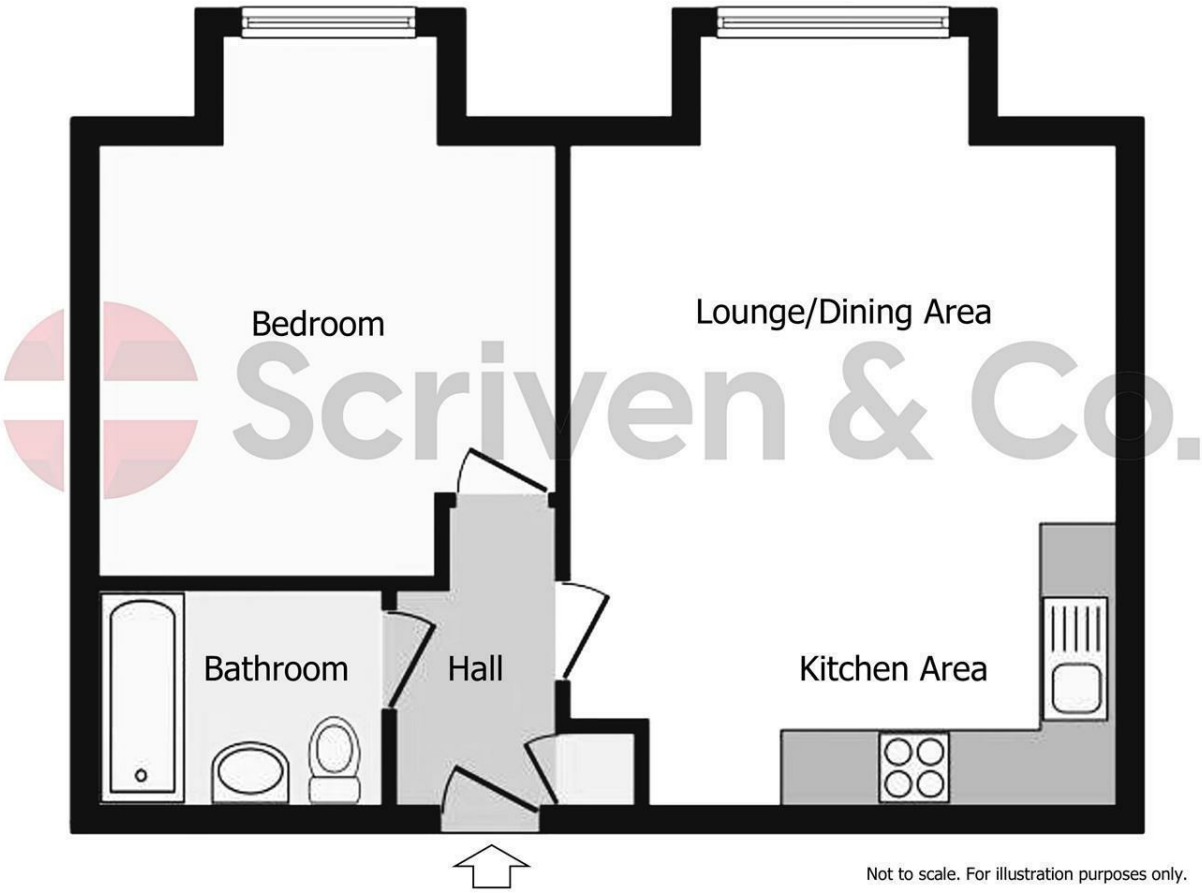

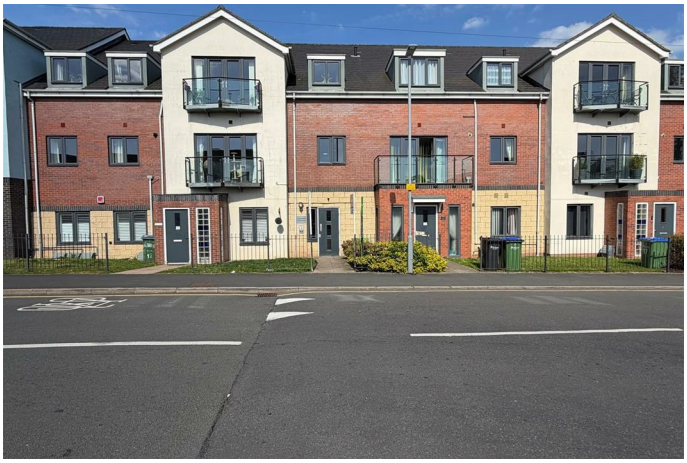

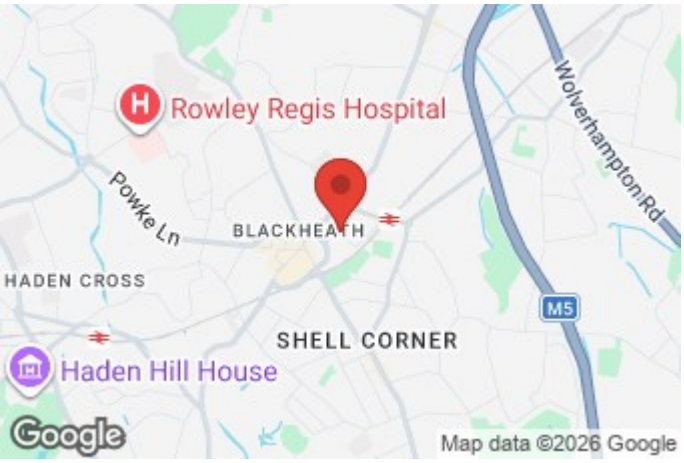

Scriven & Co.
Est. 1937

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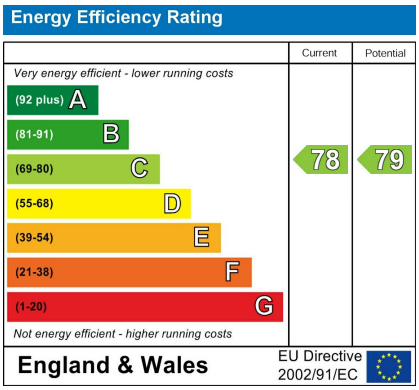
- www.scriven.co.uk
- Regulated By RICS



Property Reference: 18799606