



4, Victoria Gardens, Cradley Heath, B64 5LX

Offers In Excess Of £90,000

- MUCH IMPROVED ONE BEDROOM GROUND FLOOR FLAT
- BEING SOLD WITH THE BENEFIT OF AN EXTENDED LEASE
 - MODERN KITCHEN & SHOWER ROOM
 - ALLOCATED PARKING SPACE

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A much improved one bedroom ground floor flat with with the benefit of an extended lease and parking space.

Accommodation comprising: Entrance hall, kitchen, living room, bedroom, shower room, communal gardens. Double glazing to windows as detailed. Electric heating as specified.

Communal entrance hall with staircase leading off to upper floors. Door onto communal ground floor inner hall.

RECEPTION HALL (Inner)

Electric heater, store cupboard with coat hooks, intercom, further cupboard housing hot water cylinder, doors radiating off.

SHOWER ROOM (Inner) 1.93m x 1.67m max

Shower cubicle with 'Triton' shower, shower cubicle panelled to full height, W.C. with push button flush, wash hand basin with vanity unit, mixer tap, splashback and mirror above. Extractor. Toilet roll holder. Wall mounted electric heater.

LOUNGE (Front and Side) 4.46m x 3.67m

Electric heater, two double glazed windows to front and double glazed window to side.

KITCHEN (Side) 2.19m x 3.63m

Wood-effect floor finish, double glazed window to side, electric heater, base units with cupboards and drawers, worktops with tiled splashbacks, cooker, four ring electric hob with cooker hood above, bowl and a half stainless steel sink with mixer tap, wall-mounted storage cupboards at high level. Plumbing for washing machine. Walk in storage cupboard.

BEDROOM (Front) 3.47m x 2.70m

Double glazed window to front, electric heater.

COMMUNAL GARDENS

ALLOCATED PARKING SPACE

AGENT NOTE: The photographs were taken in June 2023 prior to recent tenancy

COUNCIL TAX BAND A

TENURE

We are verbally advised that the property is leasehold with a term of 125 years from 14 March 2024 subject to a peppercorn ground rent. 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.

SERVICE CHARGE

We are verbally advised that the current level of service charge is approximately £1,800 per annum paid half yearly. We are awaiting confirmation from the Management Company in this respect. Please note that the 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 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>

Consumer code for house builders:

<https://consumercode.co.uk>

VIEWING

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



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



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	77
EU Directive 2002/91/EC		

Property Reference: 18827352