Scriven & Co.
Est. 1937

Residential Sales



# 82, Queensway, Oldbury, B68 0LE

**Offers In The Region Of £32,500**

- SPACIOUS TWO-BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR
- PURPOSE-BUILT DEVELOPMENT FOR RESIDENTS AGED 55 AND OVER
- RANGE OF COMMUNAL FACILITIES, INCLUDING RESIDENTS' LOUNGE, RESTAURANT, HAIR SALON AND COMMUNAL GARDENS
- 24-HOUR ON-SITE EMERGENCY CALL FACILITY
- LIFT ACCESS AND STAIRCASE WITH STAIRLIFT WITHIN THE BLOCK
- OPEN-PLAN KITCHEN/LIVING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- SECOND BEDROOM WITH POTENTIAL TO BE USED AS A DINING ROOM
- 25% SHARED OWNERSHIP - WITH ABILITY TO STAIRCASE
- NO UPWARD CHAIN



RICS Regulated by RICS
arla naea propertymark
intertek ISO 9001:2015
OnTheMarket
rightmove

Situated on the first floor of a purpose-built retirement complex, this spacious two-bedroom apartment offers comfortable accommodation for residents aged 55 and over. The property benefits from an open-plan kitchen/living room, principal bedroom with en-suite shower room and a second bedroom, which could also be used as a dining room. Residents can enjoy a range of communal facilities, including a lounge, restaurant, hair salon, launderette and communal gardens, together with a 24-hour emergency call system, lift access and communal parking. The property is being sold on a shared ownership basis with the remaining share retained by Housing 21, a registered housing association, and is offered with the benefit of no upward chain.

The accommodation can be accessed via the ground floor level at the main entrance via the communal hall with a lift or staircase to the first floor.

MAIN ACCOMODATION
Reception hall, open plan kitchen/living room, principle bedroom one with ensuite shower/wet room, further bedroom (or dining room). 55 year plus age requirement, a 25% share is being sold, the remaining 75% share is owned by Housing 21, a registered Housing association. Double glazing to windows as specified. Under floor heating.

ENTRANCE HALL: (Inner)
Fire alarm sounder module, fire and carbon monoxide alarm controller, smoke detector, smoke alarm, thermostat. Doors radiating off, door opening onto:

WALK-IN STORAGE CUPBOARD: (Inner)
Coat hooks, electric meter box.

CUPBOARD: (Inner)
housing underfloor heating system.

KITCHEN/LIVING ROOM 3.21m x 7.30m (overall measurements)

KITCHEN AREA: (Inner)
Wood effect floor finish, bowl and half single drainer stainless steel sink with mixer tap, recess for fridge freezer, cooker, ‘four’ ring electric hob with cooker hood above, base units with cupboards and drawers, under cupboard lighting, work tops with tiled splash backs, storage cupboards at high level, plumbing for washing machine, smoke detector.

LIVING ROOM AREA: (Rear)
Double glazed window, coving to ceiling, thermostat to wall, smoke detector.

BEDROOM ONE: (Rear) 5.06m x 2.81m
Double glazed window, thermostat to wall, smoke detector.

ENSUITE SHOWER ROOM: (Inner) 2.79m x 2.11m (1.83m)
Heated towel rail, WC, pedestal wash hand basin with taps, wall-mounted strip light, mirrored vanity cupboard, grab rails, emergency pull card system, shower area with shower fitting and curtain rail. Walls to the shower area are tiled to full height.

BEDROOM TWO/DINING ROOM: (Rear) 2.95m plus recess x 2.55m
Double glazed window, thermostat to wall, smoke detector.

COUNCIL TAX BAND B (Sandwell)

TENURE
We are verbally advised that the property is leasehold for a term of 125 years from the 1st of January 2011. A 25% share is being sold a remaining 75% share owned by housing 21, a registered housing association. The agent has not checked the legal documents to verify the leasehold status of the property. The buyer has advised to obtain verification from their solicitor or surveyor.

CHARGES
The service charge is levied in respect of direct staff for repairs of common parts/ communal areas, garden and cleaning. We are advised the charges mentioned are for this financial year ending 31st March 2027.
Housing 21 has advised us that the property is subject to the following charges:
*Service charge £330.86 per month (building insurance included is the service charge)
*Utility charge (gas and water) £33.79 per month
*Support charge of £34.64 per month.
*24/7 support charge of £43.59 per week. Optional care and domestic charges £26.16 per hour. Bank Holiday and weekends £39.40 per weekend. Housing support services will be discussed with Housing 21 at the interview an assessment made of the level of service required and charge details issued. All charges detailed above are subject to review. The buyer is advised to obtain verification from their solicitor or surveyor.
*Resales Admin fee - fixed admin fee £620 subject to January RPI changes for April or 0.5% of the full market value.
*Fixed nomination fee of £1,350 subject to January RPI changes for April or 1% of the sale price.

PET-FRIENDLY Housing manager to provide details on individual case.

APPROVAL OF PROSPECTIVE PURCHASER
The purchaser is to approved by Housing 21, approval is given by the court manager this is a two way process whereby information about the scheme, the housing support service and service charge are discussed with the prospective purchaser.

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.
Customer due diligence will normally be validated through an electronic verification process. This means 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 charge of £54.00 including 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).



























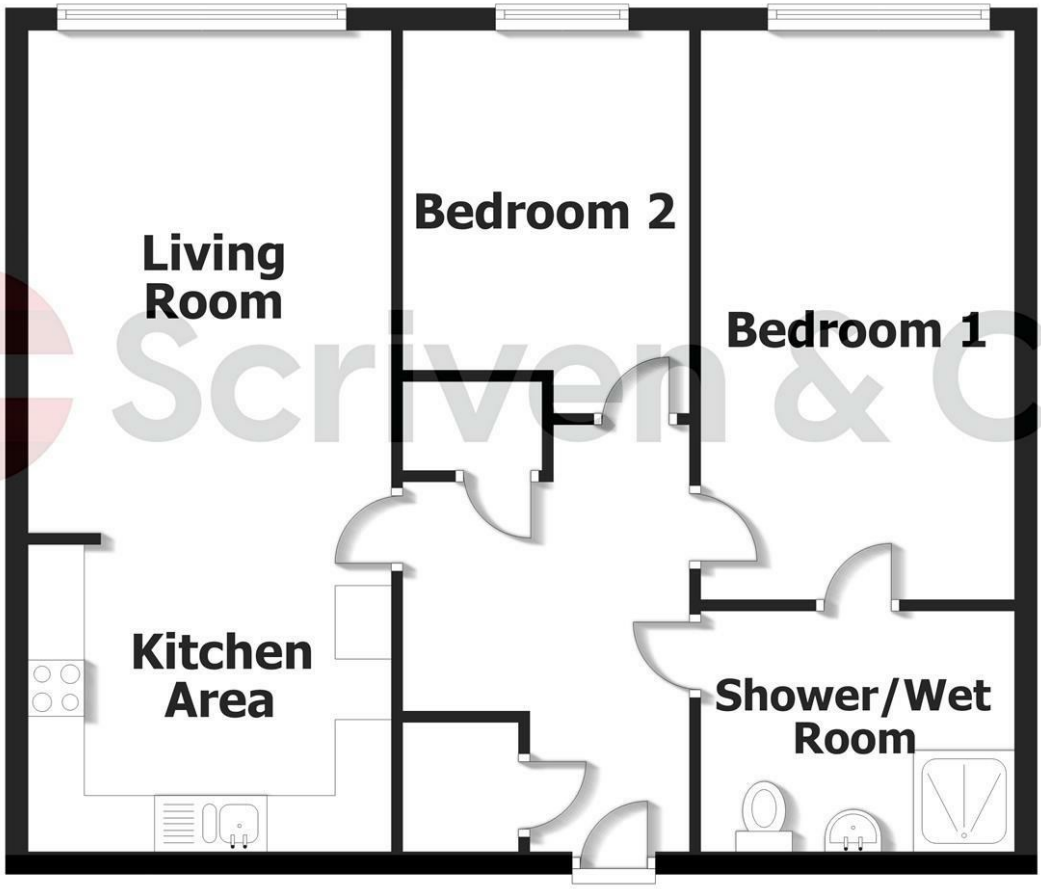




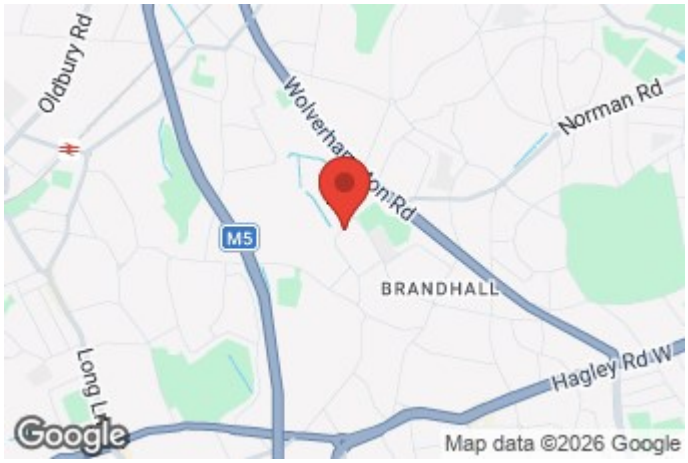




# Floor Plan

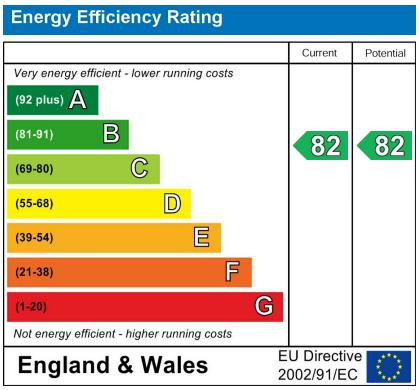





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