



35, Newbury Close, Halesowen, B62 8SW

### Offers In The Region Of £280,000

- AN IMPRESSIVE FIRST FLOOR LUXURY APARTMENT SITUATED ON THE ABBEYFIELDS ESTATE
  - 999 YEARS LEASE FROM 2011
  - VIEWS TOWARDS CLENT HILLS
- AN AFFORDABLE ALTERNATIVE TO A SUBSTANTIAL BUNGALOW
  - THREE DOUBLE BEDROOMS ALL WITH EN-SUITES
  - KITCHEN/DINER OPENING ONTO LIVING ROOM
    - LIFT IN BLOCK
    - NO UPWARD CHAIN
  - COMMUNAL GARDEN AREA WITH STORAGE SHED
    - TWO ALLOCATED PARKING SPACES

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ISO 9001:2015



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Tucked away on the Abbey Fields estate is this luxury first floor apartment with extensive accommodation and views towards Clent Hills. The property is an affordable alternative to a substantial bungalow and must be viewed to be fully appreciated. NO UPWARD CHAIN.

Accommodation comprising communal entrance hall, reception hall, cloaks cupboard, store cupboard, utility/guest WC, kitchen/dining room, living room, three double bedrooms (all with en-suites), air conditioning/heating, double glazing as specified, communal areas to include gardens with store, bin store and parking.

Impressive communal entrance hall with staircase and lift. The property is planned on the first floor and comprises:-

#### RECEPTION HALL (inner)

Front door, wall mounted intercom system, cloaks cupboards with hanging rail and shelving, store cupboard.

#### LIVING ROOM (rear) 4.37m x 5.56m

Two double glazed windows, coving to ceiling, wall mounted air-con system, single glazed double doors opening onto dining area.

#### DINING ROOM (rear) 2.89m x 4.37m

Double glazed window, coving to ceiling, wall mounted air-con system, opening onto

#### KITCHEN (inner) 3.33m x 3.70m

Wood effect floor finish, coving to ceiling, wall mounted air-con system, base units fitted with cupboards and drawers, worktops with upstands, wall mounted store cupboards at high level, splashbacks, inset bowl and a half single drainer stainless steel sink with mixer tap, integrated appliances to include fridge freezer, dishwasher, double oven and four ring electric hob. Stainless steel cooker hood above.

#### BEDROOM ONE (front) 3.84m x 4.11m (maximum measurements into fitted wardrobes)

Double glazed windows, coving to ceiling, range of fitted furniture to include wardrobes, dressing table and mirror. Door opening onto

#### EN-SUITE BATHROOM WITH SHOWER CUBICLE

Obscured double glazed window, wood effect floor finish, walls part tiled, walk in shower cubicle, WC with push button flush, heated towel rail, wash hand basin with mixer tap and vanity unit, jacuzzi style bath, mirror to wall.

#### BEDROOM TWO (front) 3.66m x 3.26m

Double glazed window, wall mounted air con system, coving to ceiling. Door opening onto

#### EN-SUITE SHOWER ROOM (inner)

Wood effect floor finish, walls part tiled, WC with push button flush, heated towel rail, walk in shower cubicle with part tiled walls, wash hand basin with mixer tap.

#### BEDROOM THREE (side) 3.46m x 3.54m

Double glazed window, wall mounted air con system,

coving to ceiling,

EN-SUITE BATHROOM (side) 1.86m x 1.90m (minimum)  
Wood effect floor finish, double glazed window, panel bath, WC with push button flush, wash hand basin with mixer tap, heated towel rail, some walls part tiled,

#### GUEST WC/UTILITY (inner) 1.51m x 1.83m

WC with push button flush, wood effect floor finish, cupboards at high and low level, base unit with cupboard, single bowl single drainer stainless steel sink with mixer tap, splashbacks, recess space for washing machine, extractor, cupboard housing hot water heater.

COMMUNAL GARDEN - With outside storage shed

COMMUNAL BIN STORE

COMMUNAL CAR PARK - With two allocated parking spaces.

COUNCIL TAX BAND D

#### SERVICE CHARGE.

We are advised the annual service charge is £1,600.00, (payable quarterly). We are advised that the service charge for the period of 01/04/25 to 30/06/25 was £400.00. Please note that the amount payable for the service charge each year is subject to change.

#### TENURE

We are verbally advised that the property is leasehold for a term of 999 years from 24th June 2011 subject to a rent of £1 per annum. The buyer has 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 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.

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).


















Floor Plan



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- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Property Reference: 18717324