



24, King Street, Cradley Heath, B64 6JH

### Offers In The Region Of £100,000

- FIRST FLOOR FLAT
- ONE BEDROOM
- ALLOCATED PARKING SPACE
- CONVENIENT FOR SHOPS AND AMENITIES IN OLD HILL
- APPROXIMATELY ONE MILE FROM OLD HILL RAILWAY STATION
- NO UPWARD CHAIN

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Conveniently situated for a host of shops and amenities in Old Hill, approximately 1 mile from Old Hill railway station, is this one bedroom first floor flat with allocated parking space. No UPWARD CHAIN

Accommodation comprising entrance hall, three store cupboards, lounge, kitchen, bathroom, one bedroom, electric heaters where specified, double glazing to windows as detailed, allocated parking space.

The property is planned on the first floor and is approached from the communal ground floor entrance hall with staircase off to first floor communal landing area.

#### ENTRANCE HALL (inner)

Front door, two store cupboards, one store cupboard with wall mounted coat hooks and consumer unit, electric heater, intercom system, further store cupboard housing water cylinder. Doors off.

#### BATHROOM (inner) 1.88m x 1.65m

WC with push button flush, pedestal wash hand basin with splashback and mirrored vanity unit. Panel bath with hot and cold taps, shower over bath, shower curtain rail, walls to bath tiled to full height, toilet roll holder, extractor, shaver point.

#### BEDROOM (front) 2.66m x 3.31m

Double glazed window to front, electric heater.

#### LOUNGE (front/side) 3.66m x 4.42m.

Three double glazed windows, electric heater, electric fire with surround.

#### KITCHEN (side) 2.19m x 3.64m

Double glazed window to side, electric heater, base units with cupboards and drawers, worktops with splashback, single bowl single drainer sink with mixer tap, four ring electric hob, cooker hood above, integrated electric cooker, wall mounted store cupboards at high level, space for washing machine, space for fridge, store cupboard with shelf.

#### COMMUNAL CAR PARK

Allocated car parking space.

#### COUNCIL TAX BAND A (Sandwell)

#### TENURE

We are advised that the property is leasehold for a term of 155 years from 1 May 2003, subject to a ground rent of £75.00 per annum, paid half-yearly (£37.50). The vendors have provided us with a statement from Simarc Property Management confirming this. The buyer is advised to obtain verification from their solicitor or surveyor.

AGENTS NOTE - The ground rent is reviewed periodically and the vendor has advised it is due to increase in May 2028.

#### SERVICE CHARGE

We are advised that the service charge paid for the period 26 December 2025 to 25 December 2026 was £1,320.80 per annum, paid half-yearly (£660.40). The vendors have

provided us with invoices and a statement from Premier Estates confirming this. The vendors have advised that the total costs paid in 2025 were £1,387.64, including a shortfall. Please note that this 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. All light fittings and lampshades are included in the sale.

#### 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>

## 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.

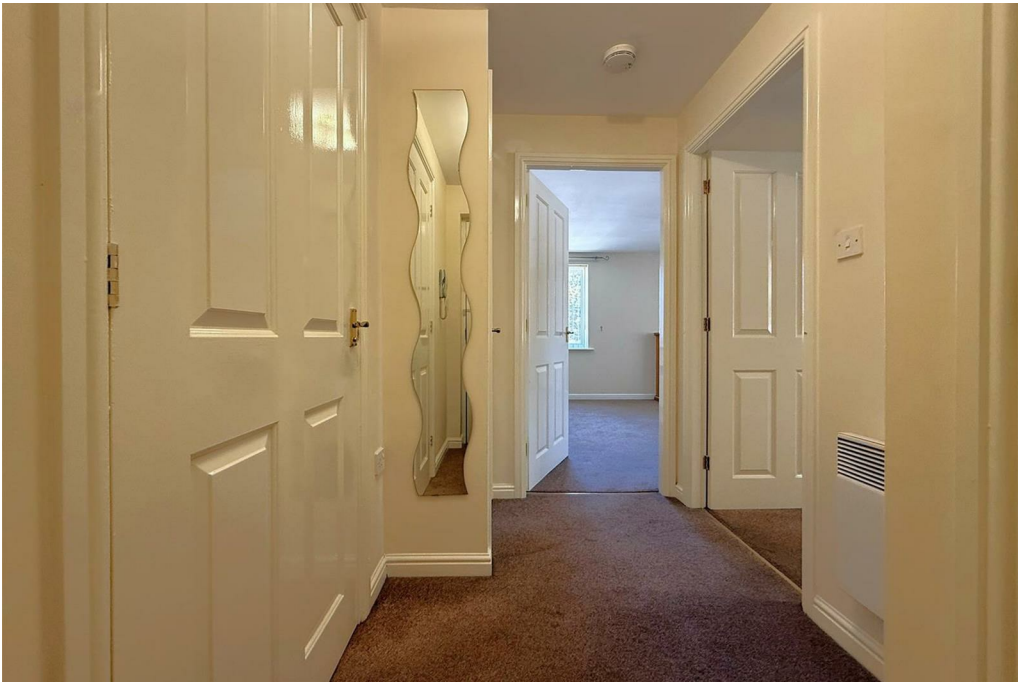
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

**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).











Not to scale. This floor plan is for illustration purposes only. The position and size of doors, windows and other features are approximate.



# Scriven & Co. Est. 1937

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- Tel: 0121 422 4011
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- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	