

Subject: Re: FW: Sale of Flat 11 The Mill Albion Street Horseley Fields and Parking Space WV1 3ED Ref Talbots Law:ma:323007-0001 Ref Talbots Law:MA:323007-0001
From: Paul Crow <replies@crow1demon.co.uk>
Date: 11/04/2025, 09:32
To: "S.Singh" <S.Singh@talbotslaw.co.uk>, "'lanaduffin@gmail.com'" <lanaduffin@gmail.com>
BCC: copy@salesoffers.co.uk

Hi Sophie,

Payment made today 11/04/25 @ 09:30 - so we should get a reply by 25/04/25 at the latest - don't trust PennyCuick Collins to do anything as they are useless

Regards

Paul



On 10/04/2025 14:48, S.Singh wrote:

Good afternoon,

Please see below email regarding pack and payment to PennyCuick. I should be grateful if you would arrange to make payment and confirm once done so.

Kind regards,

Sophie Maddox
Paralegal

Residential Property Team

Direct line: 01902 296641 • **Fax:** 01902 420787

Office: Ground Floor Suite, 9 Waterloo Road, Wolverhampton. West Midlands, WV1 4NB



Codsall
01902 843427

Dudley
01384 447777

Kidderminster
01562 749910

Coventry
02476 553181

Halesowen
0121 6473970

Edgbaston
0121 456 3696

Stourbridge
01384 445850

Wolverhampton
01902 427 561



VERY IMPORTANT – PLEASE NOTE

You have been provided with Talbots' client bank account details. If you receive an email purporting to be from a member of Talbots, and asking for funds to be sent to a different bank account, please contact us immediately **BEFORE** sending any funds. Talbots' client bank account details do not change. If you have received an email asking for your funds to be sent to a different account, it is likely that the email could be from another party who has hacked into your email account and is trying to commit a fraud.

PLEASE BE VIGILANT!!

At Talbots, we like to keep things simple.

But there are times when even we have to observe certain legal niceties. For your information, we're authorised and regulated by the Solicitors Regulation Authority (no. 596234). And our trading name is Talbots Law Limited, company number 8058015, registered office Morgan House, 25-27 Hagley Road, Stourbridge, DY8 1QH. A list of directors is available from any office, and finally, we do not accept service by email. [Legal niceties over.](#)

From: Malaika Esther <Malaika.esther@pennycuick.co.uk>

Sent: 10 April 2025 11:21

To: S.Singh <S.Singh@talbotslaw.co.uk>

Subject: RE: Sale of Flat 11 The Mill Albion Street Horseley Fields and Parking Space WV1 3ED Ref Talbots

Law:ma:323007-0001 Ref Talbots Law:MA:323007-0001

Dear Sirs,

Thank you for your email.

Our fee for producing a leasehold information pack is £385 plus VAT (£462 in total), and is in accordance with the LPE1. Our normal turnaround is approximately 7-14 **working days** from receipt of fee.

Please see our bank details below; **please ensure you quote the property address in your remittance.**

Handelsbanken

Pennycuick Collins Limited

Sort Code 40-51-62

Account No 35455968

Yours faithfully,

Malaika

Malaika Esther

Resales – Co-Ordinator

Residential Service Charge

pennycuick
collins CHARTERED
SURVEYORS

Have you signed up to our tenant portal?

Access your account online on a desktop or mobile device at a time that suits you.



T: 0121 456 1700 | DDI: +44 121 452 8334

E: Malaika.esther@pennycuick.co.uk

54 Hagley Road, Birmingham, B16 8PE

www.pennycuick.co.uk

Anti Cyber Crime Alert Please be aware that Insurance Brokers and their clients are being targeted by those Please note that our bank details will not change during the course of a transaction and that we will not ch We will not accept responsibility if you transfer money into an incorrect account.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in e

Pennycuick Collins Limited is an Appointed Representative of Your Company Matters Ltd who are Authorised and Regulated by the Financial Conduct Authority

From: S.Singh <S.Singh@talbotslaw.co.uk>

Sent: 01 April 2025 10:16

To: info <info@pennycuick.co.uk>

Subject: Sale of Flat 11 The Mill Albion Street Horseley Fields and Parking Space WV1 3ED Ref Talbots
Law:ma:323007-0001

Dear Sirs,

Please see the attached correspondence and supporting documentation.

We look forward to hearing from you.

Kind regards,

Sophie Maddox
Paralegal

Residential Property Team

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