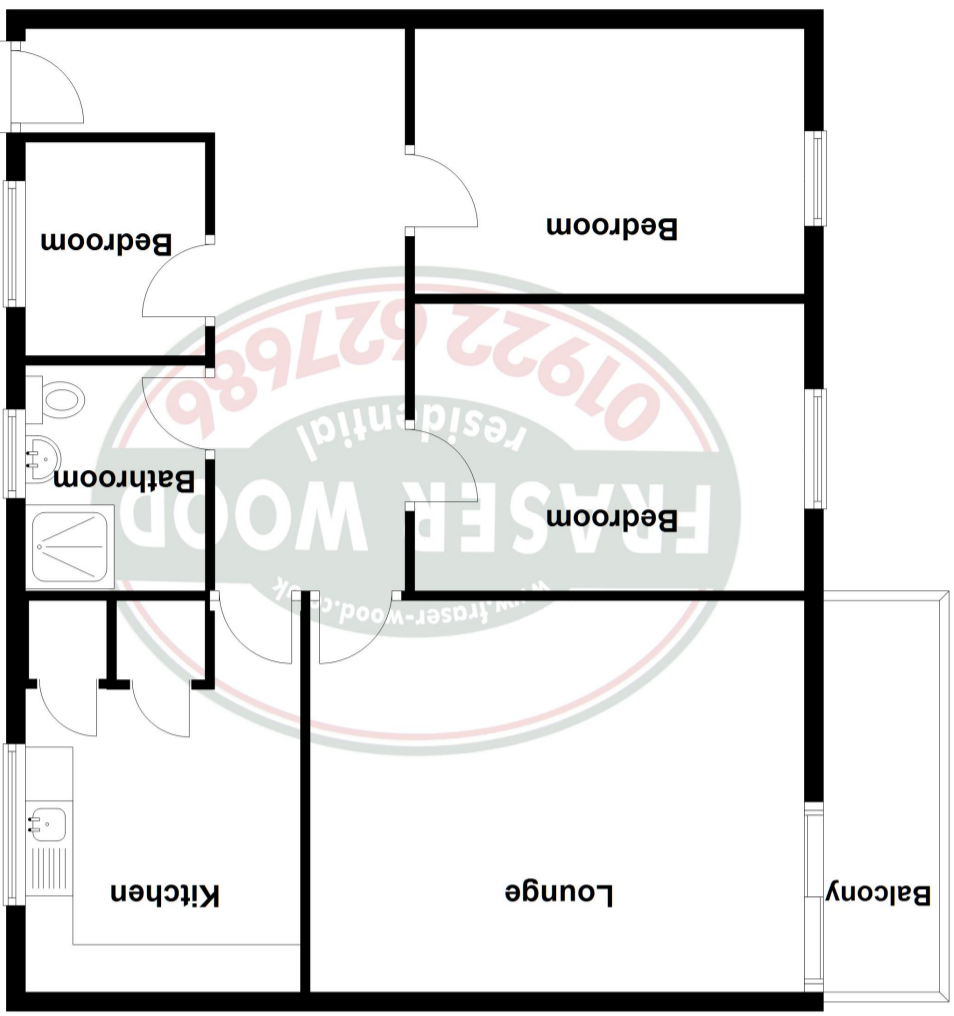




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	79
F	81
E	
D	
C	
B	
A	
Very energy efficient - lower running costs	



Ground Floor



Flat 20 Spring Court, Birmingham Road, Walsall, WS1 2NS

OFFERS REGION £120,000



20 SPRING COURT, BIRMINGHAM ROAD, WALSALL

This conveniently situated first floor flat forms part of this popular development located just off Birmingham Road with excellent public transport services along Birmingham Road to Birmingham City Centre or Walsall town centre. The M6 Motorway at Junctions 7, 9 or 10 are all within approximately 6km distance, providing ready access to the remainder of the West Midlands conurbation and beyond.

Although in need of certain cosmetic improvements, the property offers an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)



COMMUNAL ENTRANCE

with security entry system and staircase to the FIRST FLOOR - FLAT 20

L-SHAPED RECEPTION HALL

with hot water radiator and two built-in storage cupboards with sliding doors plus two additional cupboards at the extreme of the hall.

LOUNGE

13' 6" x 11' 5" (4.12m x 3.48m) plus additional 6' 9" x 3' (2.06m x 0.91m) with hot water radiator, coved ceiling, UPVC double glazed patio door leading to FRONT BALCONY overlooking the communal grounds and towards Birmingham Road.



KITCHEN

10' x 7' 10" (3.05m x 2.39m) having inset one and a half bowl stainless steel sink unit, UPVC double glazed windows, a full range of fitted base and wall cupboards and with storage cupboard off housing the central heating boiler.

BEDROOM NO 1

13' 6" x 10' (4.12m x 3.05m) having hot water radiator, UPVC double glazed window and built-in wardrobe with double sliding doors.



BEDROOM NO 2

11' 10" x 8' 5" (3.61m x 2.57m) with hot water radiator, UPVC double glazed window and storage cupboard off.

STUDY/HOBBIES ROOM/OCCASIONAL BEDROOM NO 3

7' 4" x 5' 10" (2.24m x 1.78m) having hot water radiator and UPVC double glazed window.

SHOWER ROOM

having fully tiled walls, tiled flooring, walk-in shower, w.c., wash hand basin, hot water radiator and UPVC double glazed window.



OUTSIDE

COMMUNAL PARKING AREA

DELIGHTFUL, LANDSCAPED COMMUNAL GROUNDS

GARAGE NO 20

located in a nearby block of garages.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We understand the property is LEASEHOLD from 5 June 2006 to 1 January 2155, with approximately 131 years remaining at a peppercorn ground rent of £1.00 per annum, which we have been informed is added on to the service charge payable, although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.



SERVICE CHARGE

We have been informed that the current service charge payable is £915.60 per annum, which is payable in two instalments by 1 April and 1 October, in respect of cleaning, lighting and maintenance of communal areas, buildings insurance et cetera, although we have not seen any documentary evidence to verify this and prospective purchasers are again advised to clarify the position via their Solicitors.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/15/05/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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