



114 SMITHS FLOUR MILL, WOLVERHAMPTON ROAD, WALSALL

This conveniently situated, spacious two bedroomed third floor apartment, is within the modern block of the development known as Smiths Flour Mill, which is well served by all amenities, including public transport services to neighbouring areas, shopping facilities in Walsall town centre and Walsall Manor Hospital.

Viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following: - (all measurements approximate)

THIRD FLOOR - APARTMENT 114

RECEPTION HALL

having entrance door, pin spot lighting, electric heater, airing cupboard, built-in store cupboard and intercom entry system.

OPEN PLAN LOUNGE/KITCHEN

7.15m x 3.64m (23' 5" x 11' 11") comprising:

LOUNGE AREA having UPVC double glazed doors to BALCONY, ceiling light point, two electric heaters, two wall light points.

KITCHEN AREA having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, integrated fridge/freezer and washing machine, and with pin spot lighting.



BEDROOM NO 1

4.80m x 2.05m (15' 9" x 6' 9") having UPVC double glazed window to front, ceiling light point and electric heater.

BEDROOM NO 2

4.08m x 2.03m (13' 5" x 6' 8") having UPVC double glazed window to front, ceiling light point and electric heater.

BATHROOM

having white suite comprising panelled bath with fitted shower unit and glazed screen, wash hand basin, low flush w.c., tiled splash back surrounds, pin spot lighting, heated towel rail and extractor fan.



OUTSIDE

SECURE PARKING AREA

with ALLOCATED PARKING SPACE

SERVICES

Company water, 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 that the property is LEASEHOLD for a term of 125 years from 24 June 2006 at a ground rent of £170 per annum and the current SERVICE CHARGE payable is £1272 per half year, although we have not seen any documentary evidence to verify this and prospective purchasers are 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.

LS/DBH/07/11/24

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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.

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.