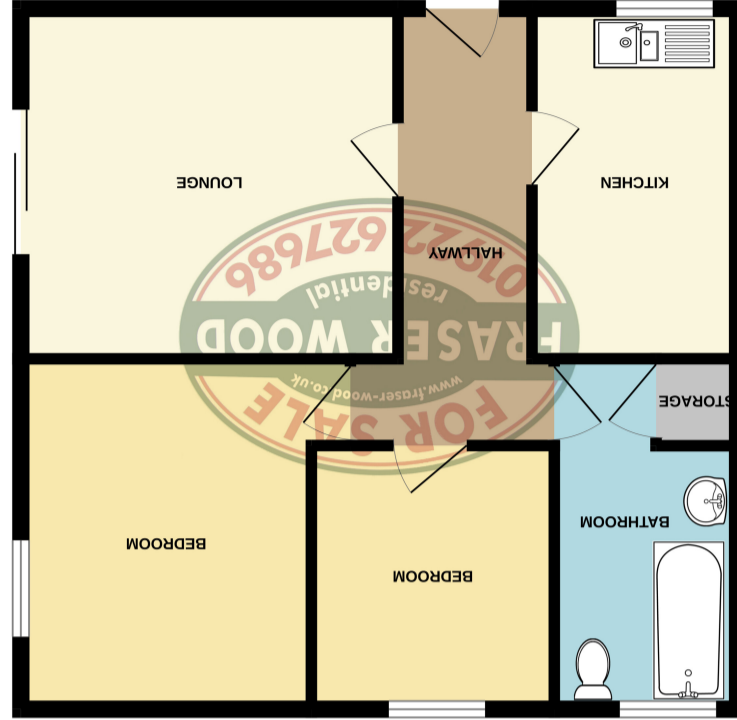




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, floors and any other items are approximate and responsibility is taken by the vendor. The vendor, systems and appliances shown are not intended and no guarantee is given. See also the particulars of sale for further details. As to the operation of energy and green.

Energy Efficiency Rating	
Current	Potential
78	39
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) (81-91) (69-80) (55-68) (39-54) (21-38) (1-20)	
G F E D C B A	



GROUND FLOOR



Flat C, 15 Mellish Road, Walsall, WS4 2DQ

OFFERS REGION £120,000



## FLAT C, 15 MELLISH ROAD, WALSALL

This ground floor two bedroomed flat forms part of this conveniently situated flat conversion and has the benefit of its own entrance.

The property is well served by all amenities including public transport services to neighbouring areas and is within approximately 6km distance of the M6 Motorway at Junctions 7, 9 or 10, providing ready access to the remainder of the West Midlands conurbation and beyond.

Having the benefit of no upward chain involved, the accommodation briefly comprises the following:- (all measurements approximate)

### RECEPTION HALL

having UPVC entrance door, ceiling light point, electric heater and wooden flooring.

### LOUNGE

3.83m x 3.65m (12' 7" x 12' 0") having UPVC double glazed patio door to rear, ceiling light point and electric heater.

### FITTED KITCHEN

3.64m x 2.01m (11' 11" x 6' 7") having inset stainless steel sink unit, wall, base and drawer cupboards with roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, appliance space, plumbing for automatic washing machine, ceiling light point, tiled floor and UPVC double glazed window to side.

### BEDROOM NO 1

3.67m x 3.20m (12' 0" x 10' 6") having UPVC double glazed window to rear, ceiling light point and electric heater.

### BEDROOM NO 2

2.71m x 2.52m (8' 11" x 8' 3") having UPVC double glazed window to side and ceiling light point.

### BATHROOM

having coloured suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, wall mounted fan heater, tiled floor, extractor fan, airing cupboard and UPVC double glazed window to side.

### OUTSIDE

#### COMMUNAL PARKING AREA

#### 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 have been informed by the vendor that a lease extension of 999 years has just been obtained, although we have not seen any documentary evidence to verify this at the present time and prospective purchasers are advised to clarify the position via their solicitors.

#### SERVICE CHARGE

We understand that there is a service charge payable currently in the sum of £75 per calendar month, although we have not seen any documentary evidence to verify this and prospective purchasers are again advised to clarify this 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](http://www.voa.gov.uk) that the property is listed under Council Tax Band A with Walsall Council.

## VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/09/09/24

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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.