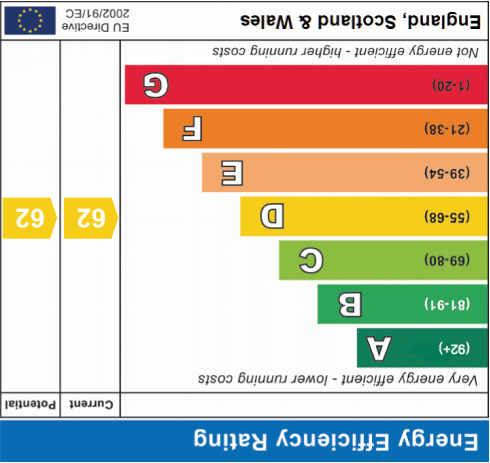
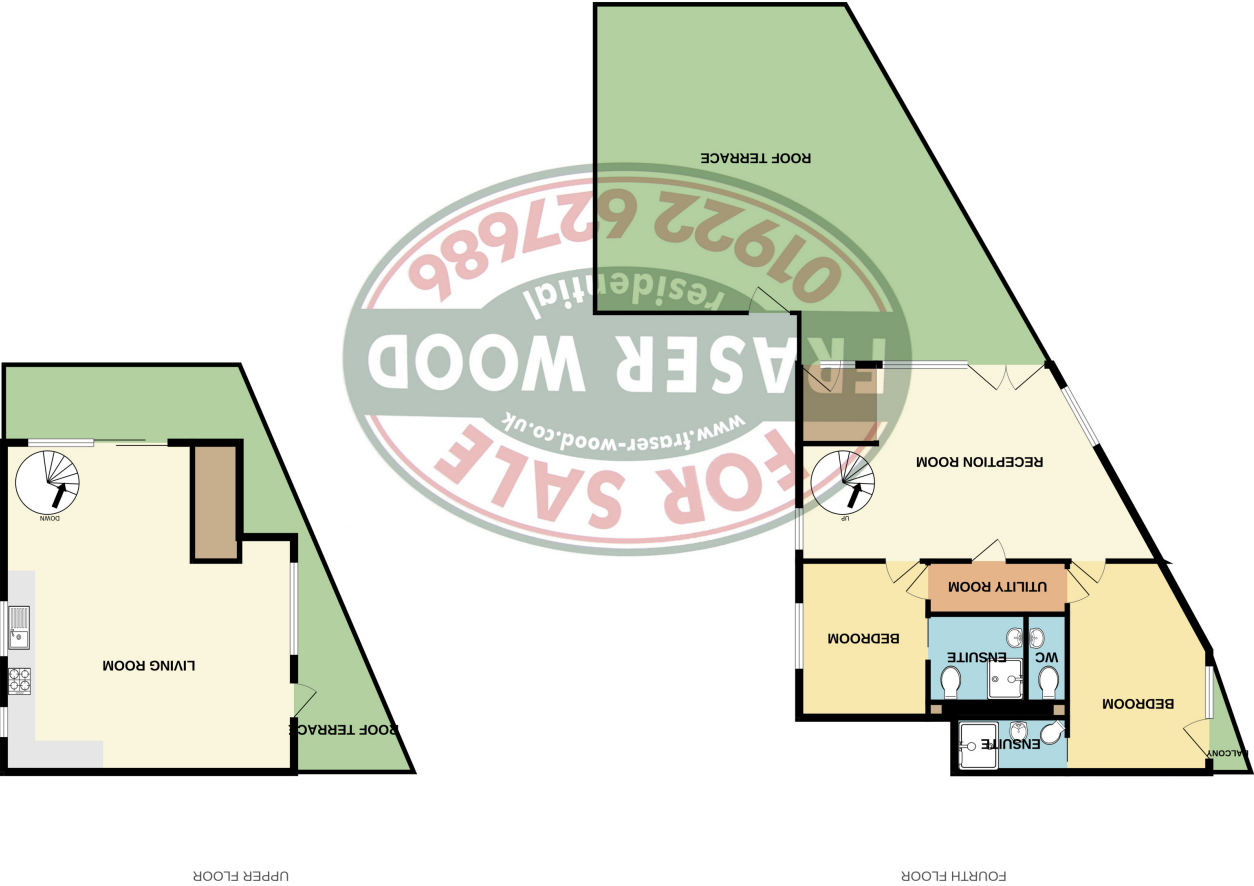




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Apartment 63 One Gallery Square, Walsall, WS2 8LN

CASH OFFERS REGION £100,000





**APARTMENT 63, ONE GALLERY SQUARE, WALSALL**

This penthouse suite apartment is situated on Upper Floor One at One Gallery Square, which is located in the heart of Walsall town centre, being well served by all amenities including public transport services to neighbouring areas, commuter rail services to Birmingham City Centre, local shopping facilities and restaurants.

Having the benefit of roof terraces, the accommodation of the apartment briefly comprises the following:- (all measurement approximate)

**PENTHOUSE SUITE APARTMENT**

with access via a secure entrance door leading to:

**IMPRESSIVE SIZED TERRACE/PATIO AREA**

with views overlooking the Walsall canal basin.

**SPACIOUS SITTING ROOM**

7.31m x 4.58m (24' 0" x 15' 0") having UPVC double glazed window and door to front, ceiling light point, wall light point, entrance door to side and spiral staircase leading off to open plan lounge and kitchen.

**UTILITY ROOM**

having ceiling light point and tiled flooring.

**GUEST CLOAKROOM**

having low flush w.c., wash hand basin and ceiling light point.

**KITCHEN AREA**

having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, integrated fridge/freezer, integrated washing machine and two UPVC double glazed windows to side.

**OUTSIDE**

**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 the property is LEASEHOLD for a term of 125 years from 1 July 2002 at a ground rent of £150 per annum, although we have not had sight of the Title Deeds for confirmation and prospective purchaser are advised to clarify the position via their solicitors.

**SERVICE CHARGE**

We have been informed that the current service charge payable is E1157.67 per quarter, 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](http://www.voa.gov.uk) that the property is listed under Council Tax Band C with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/06/02/25

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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.

**BEDROOM NO 1**

3.30m x 2.86m (10' 10" x 9' 5") having UPVC double glazed window to side, ceiling light point, wooden flooring and UPVC door to BALCONY.

**EN SUITE SHOWER ROOM**

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point and extractor fan.

**BEDROOM NO 2**

3.45m x 2.84m (11' 4" x 9' 4") having UPVC double glazed window to side and three wall light points.

**EN SUITE SHOWER ROOM**

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point and extractor fan.

**UPPER FLOOR**

with access via a spiral staircase, leading to:

**OPEN PLAN LOUNGE/KITCHEN**

7.31m x 4.58m (24' 0" x 15' 0") comprising;

**LOUNGE AREA**

having UPVC double glazed windows to front and side, ceiling light point and UPVC door providing access to ROOF TERRACE.