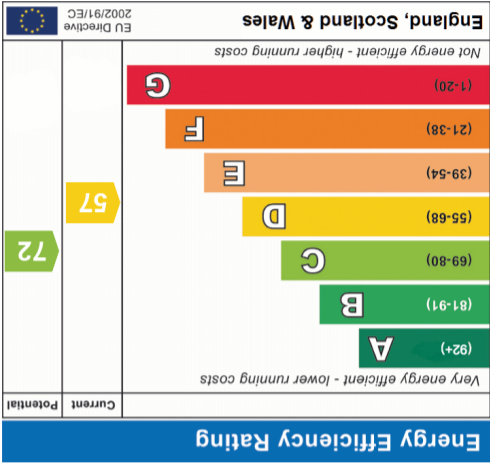
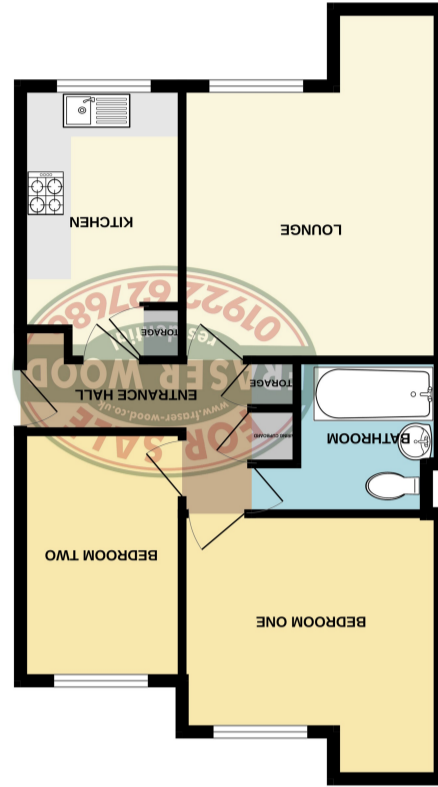




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any errors or omissions. They have not been measured and should be used as a guide only. Use as to their operation or energy use given. Made with MyEnergy.co.uk



Flat 16 Elmsdale Court Birmingham Road, Walsall, WS1 2QN

OFFERS REGION £95,000



FLAT 16 ELMSDALE COURT, WALSALL

This well presented and conveniently located, two bed roomed, first floor flat is located close to all amenities including public transport services along Birmingham Road and Sutton Road and within reasonable walking distance of Walsall town centre.

The property affords an ideal opportunity for a first time buyer or potential property investor and with the benefit of no upward chain involved, the accommodation briefly comprises the following:- (all measurements approximate)



COMMUNAL ENTRANCE

with security entry system and stairs to FIRST FLOOR - FLAT 16.

RECEPTION HALL

having entrance door, ceiling light point and intercom system.

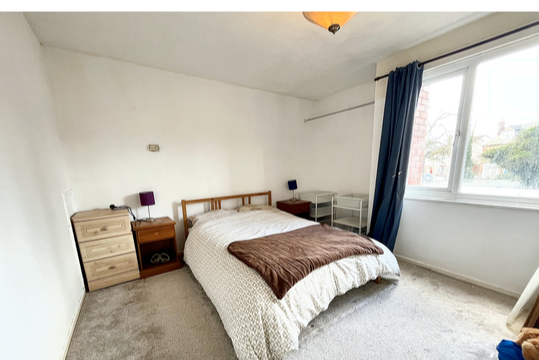
LOUNGE

4.82m x 3.35m (15' 10" x 11' 0") having UPVC double glazed window to front, ceiling light point and feature fireplace surround with electric fire.



KITCHEN

3.73m x 2.26m (12' 3" x 7' 5") having inset stainless steel sink unit, fitted 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, plumbing for automatic washing machine, appliance space, strip light, built-in store cupboard and UPVC double glazed window to front.



BEDROOM NO 1

3.64m x 3.58m (11' 11" x 11' 9") having UPVC double glazed window to rear, ceiling light point.

BEDROOM NO 2

3.40m x 2.24m (11' 2" x 7' 4") having UPVC double glazed window to rear, ceiling light point.



BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., part tiled walls, ceiling light point and extractor fan.

OUTSIDE

COMMUNAL GARDENS

ALLOCATED COVERED 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 100 years from 31 May 2017 at a ground rent of £100 per annum, 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 £120 per month in respect of cleaning, lighting and maintenance of communal areas, together with buildings insurance, 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 A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/20/02/24

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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.