



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 |         | England, Scotland & Wales                   |         |
|--------------------------|---------|---------------------------------------------|---------|
| Potential                | Current | EU Directive 2002/91/EC                     |         |
|                          | 82      | Very energy efficient - lower running costs |         |
|                          |         | A                                           | (92+)   |
|                          |         | B                                           | (81-91) |
|                          |         | C                                           | (69-80) |
|                          |         | D                                           | (55-68) |
|                          |         | E                                           | (39-54) |
|                          |         | F                                           | (21-38) |
|                          |         | G                                           | (1-20)  |
|                          |         | Not energy efficient - higher running costs |         |

7, Crown Lofts, 16 Marsh Street, Walsall, WS2 9LB

PRICE £45,000



## 7 CROWN LOFTS, MARSH STREET, WALSALL

Studio flat conveniently situated in the heart of Walsall town centre and being well served by all amenities including local shops and bars and commuter rail services to Birmingham City Centre.

Affording an excellent opportunity for the discerning purchaser/investment buyer, the property briefly comprises the following:- (all measurements approximate)

### OPEN PLAN LIVING/BEDROOM AREA

5.00m x 8.71m (16' 5" x 28' 7") Having entrance door, two radiators, intercom system, double glazed windows to side and rear and door to balcony.

### KITCHEN AREA

Having inset stainless steel sink unit, wall, base and drawer cupboards, roll top working surface, tiled splashback surrounds, built in oven with 4 ring electric hob and extractor hood over, plumbing for automatic washing machine,

### SHOWER ROOM

Having shower cubicle with fitted shower unit, pedestal wash hand basin, low level WC, tiled splashback surrounds, ceiling light point, radiator and extractor fan.

### 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 from the Land Registry records that the property is LEASEHOLD for a term of 125 years from 1 July 2002, although we have not seen a copy of the lease document for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

### SERVICE CHARGE

We understand that there is a variable service charge payable in respect of cleaning, lighting and maintenance of communal areas, together with buildings insurance, which we have been informed is currently £1604 per annum, although we have not seen any documentary evidence to verify this and prospective purchases 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 A with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH 05/09/25

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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.

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