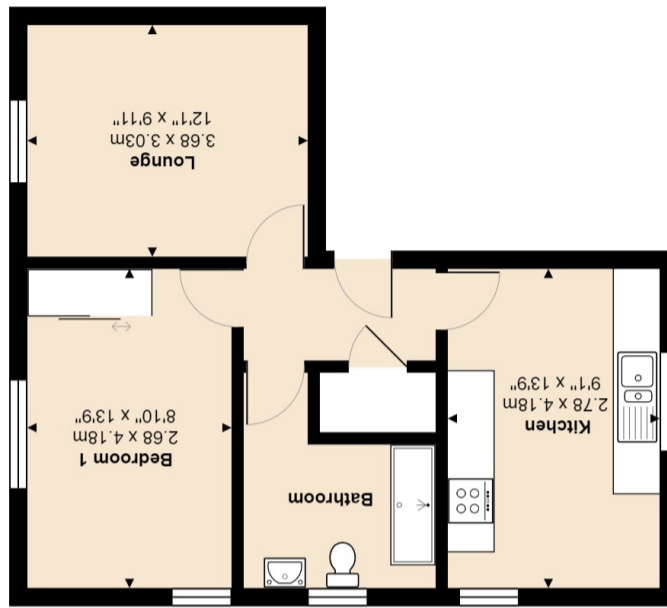




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Total Area: 46.4 m<sup>2</sup> ... 500 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Flat 2, 196 Lichfield Road

Energy Efficiency Rating	
Current	Potential
52	68
England, Scotland & Wales EU Directive 2002/91/EC	
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	



Flat 2, 196 Lichfield Road, Bloxwich, Walsall, West Midlands, WS3 3BS

OFFERS REGION £79,950



## FLAT 2 196 LICHFIELD ROAD, BLOXWICH

This conveniently located ground floor flat has the benefit of an extended lease and has been considerably improved in recent years and is ready for either the buy to let investor or owner occupier.

The property is located on Lichfield Road with bus access towards Bloxwich and Walsall town centres and within approximately 1.5 km distance of King George V Memorial Playing Fields.

The accommodation briefly comprises the following:- (all measurements approximate)

### REAR COMMUNAL ACCESS leading to FLAT 2

#### HALLWAY

with stores/airing cupboard off.

#### LOUNGE/DINING ROOM

14' 8" x 15' 6" (4.47m x 4.72m) having UPVC picture window to front, electric storage heater, marble effect fireplace and hearth with electric fire point.

#### PART TILED KITCHEN

11' 10" x 7' 8" (3.61m x 2.34m) having a full range of fitted base and wall cupboards, inset one and a half bowl stainless steel sink unit with mixer tap above, electric hob and double oven, plumbing for automatic washing machine, electric storage heater, two UPVC double glazed windows and with PANTRY off.

#### BEDROOM

12' 5" x 11' 8" (3.78m x 3.56m) with two UPVC double glazed windows, storage heater and with built-in wardrobes with three sliding doors.

#### PART TILED SHOWER ROOM

having shower cubicle with Triton T80 electric shower over, w.c., wash hand basin, UPVC double glazed window, electric towel radiator and Dimplex wall heater.

#### OUTSIDE

#### LARGE COMMUNAL TARMACADAM CAR PARK

at front providing off-road parking facilities.

#### SIDE ACCESS to COMMUNAL REAR GARDEN

with two other flats.

#### 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 will be sold with the benefit of an extended lease term of approximately 143 years at a peppercorn ground rent. Please note, however, that we have not had sight of any documentary evidence to verify this.

#### SERVICE CHARGE

We understand from the Managing Agents, Castle Estates Limited, that the SERVICE CHARGE payable for the period 1 January 2023 to 31 December 2023 was £1989.79 and for 1 January 2024 to 31 December 2024 is £2016.91, although we have not seen any documented accounts to verify this and prospective purchasers should 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.

AP/DBH/11/09/24

© FRASER WOOD 2024.

#### 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.

