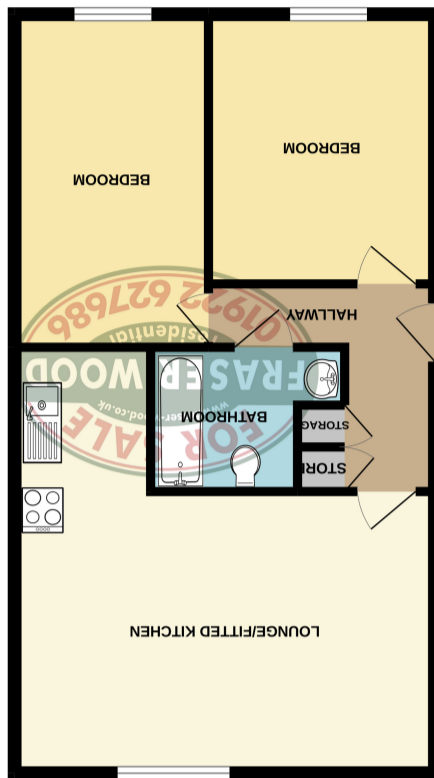




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view 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 omission or misstatement. They have not been measured and should not be used as a guarantee as to their operation or energy use given. Made with MyEnergy 2022



GROUND FLOOR

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	
83	72



Apartment 38 Smiths Flour Mill, 71
Wolverhampton Street, Walsall, WS2 8DE

OFFERS OVER £112,500



38 SMITHS FLOUR MILL, WOLVERHAMPTON STREET, WALSALL

This conveniently situated, spaciouly proportioned two bedroomed ground floor apartment, forms part of the old converted mill known as Smiths Flour Mill, which is well served by all amenities, including public transport services to neighbouring areas, shopping facilities in Walsall town centre and Walsall Manor Hospital.

Viewing is highly recommended to fully appreciate the accommodation, which includes Karndean flooring throughout and briefly comprises the following:- (all measurements approximate)



COMMUNAL ENTRANCE

RECEPTION HALL

having entrance door, pin spot lighting, electric heater, intercom system, airing cupboard and built-in store cupboard.

OPEN PLAN LOUNGE/KITCHEN

5.47m x 3.66m (17' 11" x 12' 0") comprising:

LOUNGE AREA having sash window to front with secondary glazing, ceiling light point, two electric heaters and two wall light points.

KITCHEN AREA having inset stainless steel sink unit, fitted wall, base and drawer cupboards, roll top work surfaces with tiled splash back surrounds, built-in oven with four ring electric hob and extractor hood over, integrated fridge, freezer and washing machine and pin spot lighting.



BEDROOM NO 1

4.58m x 2.72m (15' 0" x 8' 11") having UPVC double glazed window to rear, ceiling light point and electric heater.

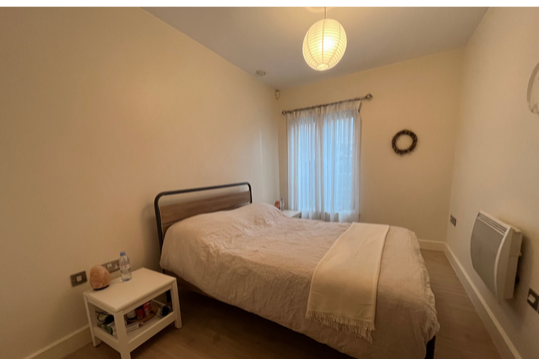


BEDROOM NO 2

3.66m x 2.51m (12' 0" x 8' 3") having UPVC double glazed window to rear, ceiling light point and electric heater.

BATHROOM

having white suite comprising panelled bath with fitted shower unit and glazed screen, wash hand basin, low flush w.c., tiled splash back surrounds, pin spot lighting, heated towel rail, extractor fan and shaving socket.



OUTSIDE

SECURE ALLOCATED PARKING SPACE for one car

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 are informed that the property is LEASEHOLD for a term of 125 years from 24 June 2006 at a ground rent of £170.00 per annum payable in September, 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 understand that there is a SERVICE CHARGE payable in respect of cleaning, lighting and maintenance of communal areas, together with buildings insurance, which we have been informed is currently £1699.08 split into two payments payable in January and July. We have not seen any documentary evidence to verify this information and prospective purchasers are again advised to clarify the position via their Solicitors.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/28/10/22

© 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.

IMPORTANT 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.