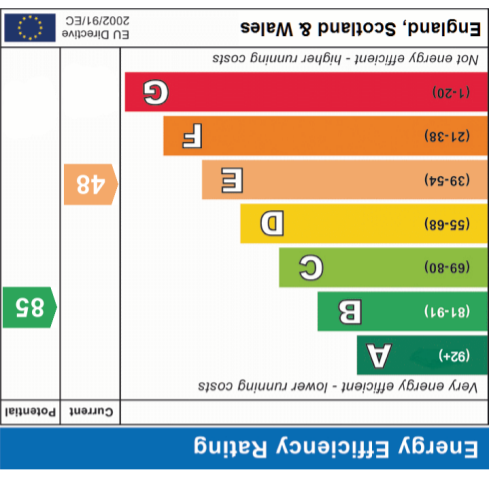




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



Flat 1 Peregrine House 2 Princes Avenue, Walsall, WS1 2PH

OFFERS OVER £110,000



FLAT 1 PEREGRINE HOUSE, 2 PRINCES AVENUE, WALSALL

Conveniently situated Ground Floor flat located in this popular and sought after residential area of the Borough, being well served by local amenities including public transport services to neighbouring areas and local shopping facilities.

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

GROUND FLOOR

RECEPTION HALL

Having entrance door, ceiling light point, radiator, wooden flooring, airing cupboard and built in store cupboard.

LOUNGE

3.63m x 4.02m (11' 11" x 13' 2") Having upvc double glazed window to front, ceiling light point, radiator, fireplace surround with electric fire.

KITCHEN

2.73m x 4.08m (8' 11" x 13' 5") Having inset stainless steel sink unit, wall, base and drawer cupboards, working surfaces, tiled splashback surrounds, gas cooker point, appliance space, plumbing for automatic washing machine, two ceiling light points, radiator, tiled floor and upvc double glazed window to rear.

BEDROOM ONE

3.21m x 3.63m (10' 6" x 11' 11") Having upvc double glazed window to front, ceiling light point, radiator and built in mirrored wardrobe.

BEDROOM TWO

2.55m x 3.07m (8' 4" x 10' 1") Having upvc double glazed window to rear, ceiling light point, radiator built in store cupboard housing central heating boiler.



SHOWER ROOM

Having shower cubicle with fitted shower unit, pedestal wash hand basin, low level WC, fully tiled walls, ceiling light point, radiator and upvc double glazed window to rear.

OUTSIDE

Having communal parking.

GARAGE (in separate block)

Having up and over door.

SERVICES

Company water, gas, 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 25 March 1982 at a ground rent of £10.00 per annum, although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

SERVICE CHARGE

We understand that there is a service charge payable currently in the sum of £100 per calendar month, although we have not seen any documentary evidence to verify this and prospective purchasers are again advised to clarify this 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 B with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/09/24

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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.

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