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30 Moorside Gardens, Walsall, WS2 8SY

OFFERS REGION £99,950



## 30 MOORSIDE GARDENS, WALSALL

This well-presented first floor flat is conveniently situated in this popular residential area of the Borough, within easy reach of all amenities including public transport services to neighbouring areas, local shops, schools, Walsall town centre and Walsall Manor Hospital.

The property affords an excellent opportunity for the first-time buyer or property investor and briefly comprises the following:- (all measurements approximate)

### COMMUNAL ENTRANCE

with security entrance and stairs off to FIRST FLOOR.

### RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, intercom entry system, airing cupboard and large built-in store cupboard housing the central heating boiler.

### LOUNGE

4.50m x 3.67m (14' 9" x 12' 0") having UPVC double glazed window to front, two ceiling light points and central heating radiator.

### FITTED KITCHEN

3.63m x 2.40m (11' 11" x 7' 10") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, ceiling light point, central heating radiator and UPVC double glazed window to rear.

### BEDROOM NO 1

4.50m x 3.08m (14' 9" x 10' 1") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in mirrored wardrobe.



### BEDROOM NO 2

4.16m x 3.14m (13' 8" x 10' 4") having UPVC double glazed window to front, ceiling light point and central heating radiator.

### BATHROOM

having white suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to rear.

### OUTSIDE

### COMMUNAL GARDENS

### COMMUNAL PARKING AREA

### SERVICES

Company water, gas, electricity and mains drainage are available. 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 125 years from 25 March 2004 at a ground rent of £10.00 per annum, although we have not had sight of the Title Deeds and prospective purchasers are advised to clarify the position via their solicitor or legal representative.

### SERVICE CHARGE

We have been informed that the SERVICE CHARGE is currently £811.00 per annum, although we have not had sight of any documentary evidence to verify this and prospective purchasers are again advised to clarify the position via their solicitor or legal representative.



### 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/10/03/26

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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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