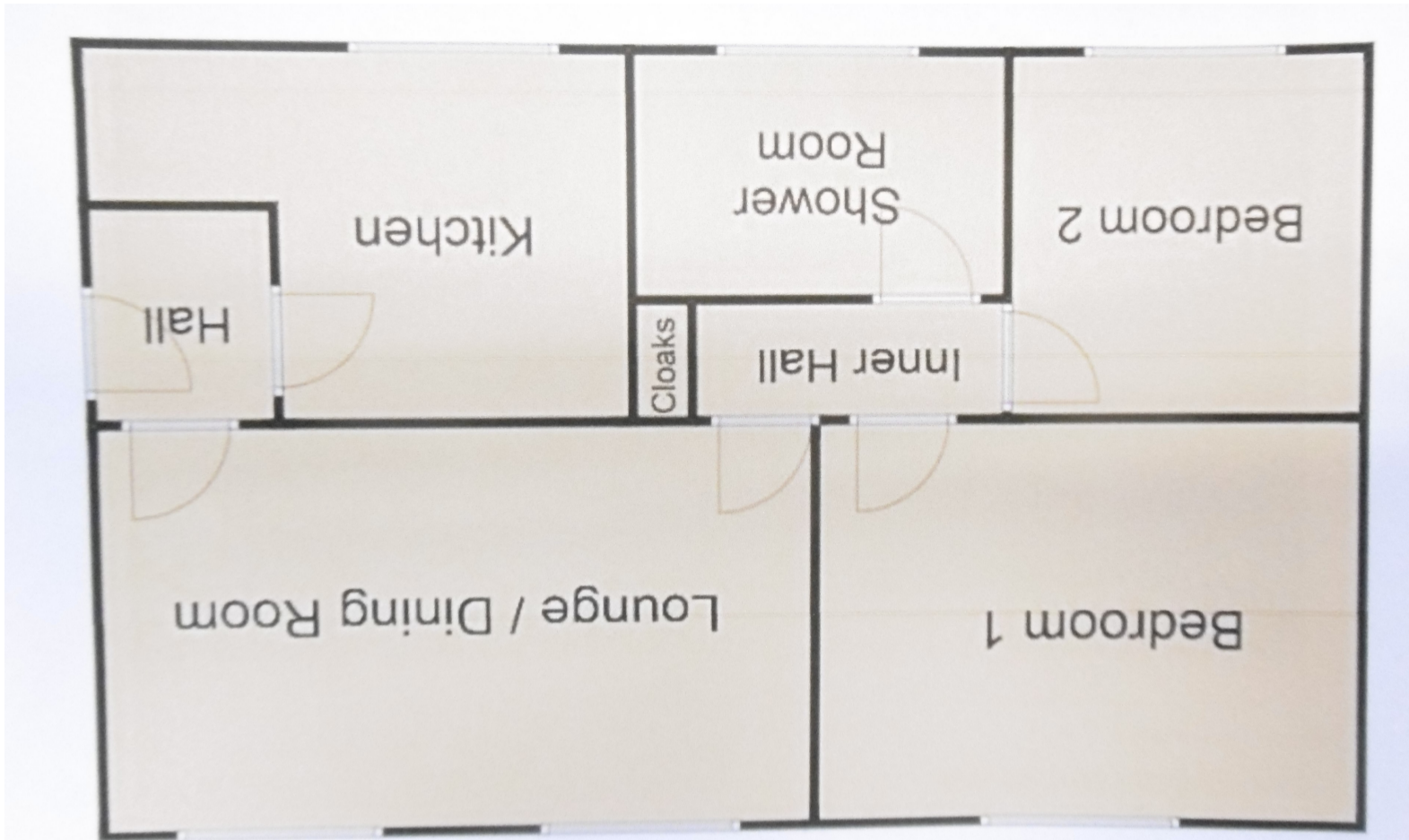




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



| Energy Efficiency Rating                    |         |
|---|---------|
| Potential                                   | Current |
| Very energy efficient - lower running costs |         |
| A (92+)                                     |         |
| B (81-91)                                   |         |
| C (69-80)                                   | 78      |
| D (55-68)                                   |         |
| E (39-54)                                   |         |
| F (21-38)                                   |         |
| G (1-20)                                    |         |
| Not energy efficient - higher running costs |         |
| England, Scotland & Wales                   |         |
| EU Directive 2002/91/EC                     |         |



20 Jesson Close, Birmingham Road, Walsall, WS1 2NT

OFFERS OVER £155,000





## FLAT 20 JESSON CLOSE, WALSALL

Conveniently situated first floor flat forming part of this popular development which is well served by local amenities including shopping facilities in Walsall town centre and transport links to the surrounding areas.

The property is offered to the market with the benefit of no upward chain involved and the accommodation briefly comprises the following:- (all measurements approximate)

### COMMUNAL ENTRANCE

with security entry system and staircase to FIRST FLOOR.

### RECEPTION HALL

having entrance door, ceiling light point and coved cornices.

### SPACIOUS LOUNGE

6.55m x 3.53m (21' 6" x 11' 7") having two UPVC double glazed windows to front, two ceiling light points, central heating radiator and coved cornices.

### FITTED KITCHEN

3.92m maximum, 2.64m minimum x 3.50m (12' 10", 8' 8" x 11' 5") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, appliance space, integrated fridge freezer and washing machine, ceiling light point, central heating radiator and UPVC double glazed window to rear.

### INNER LOBBY

having ceiling light point, built-in store cupboard and coved cornices.



### BEDROOM NO 1

3.53m x 3.46m (11' 7" x 11' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator and range of built-in wardrobes and cupboards.

### BEDROOM NO 2

3.52m x 2.46m (11' 7" x 8' 1") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in wardrobe.

### SHOWER ROOM

having shower cubicle with fitted shower unit, wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to rear.

### OUTSIDE

### WELL MAINTAINED COMMUNAL GARDENS

### COMMUNAL PARKING AREA

### GARAGE

located in separate block close by, having up-and-over entrance 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 understand that the property is LEASEHOLD for a term of 150 years from 29 September 2005 and each flat owns a 1/24th share of the Freehold Interest in Jesson Close Limited. There is a Residents Association arranging collection of the current ground rent of £25.00 per annum and current Service Charge of approximately £1424.50 per annum (demanded half yearly), in respect of cleaning, lighting and maintenance of communal areas and buildings insurances. We have not seen any documentary evidence to verify the foregoing and prospective purchasers 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 C with Walsall Council.

## VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/17/04/24

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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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