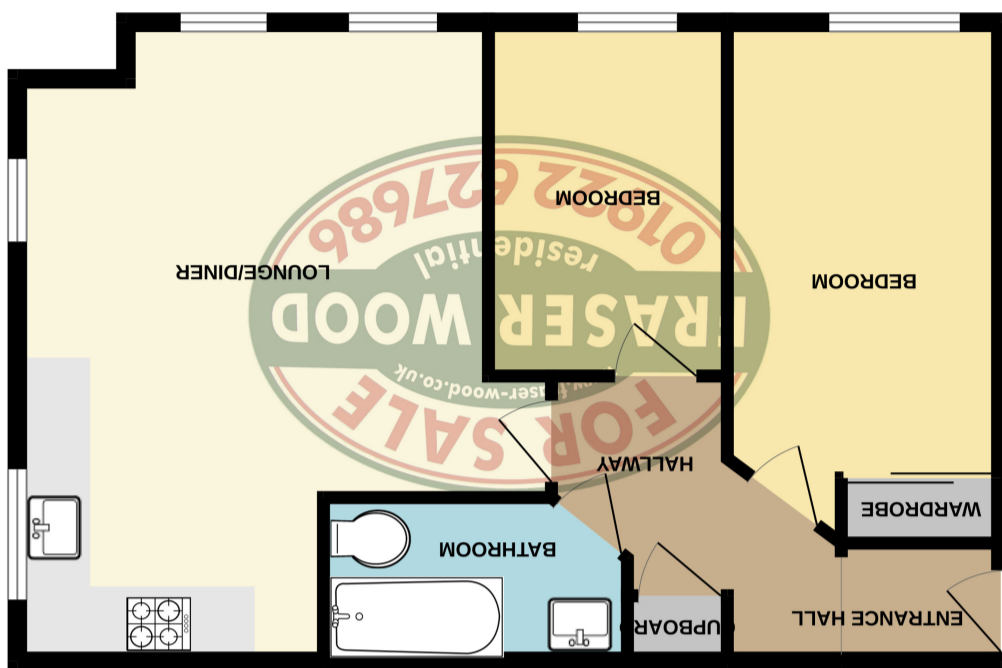




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and any areas are approximate and should be taken as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metagix 2024



FIRST FLOOR

Energy Efficiency Rating	
Potential	Current
	84
	84

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	



32 Russell Street, The Courtyard, Willenhall, WV13 1QX

OFFERS REGION £97,500

32 RUSSELL STREET, THE COURTYARD, WILLENHALL

This first floor flat forms part of this modern style development known as The Courtyard, which is conveniently situated for all amenities, including local shopping facilities and public transport services to Walsall, Willenhall and Wolverhampton City Centre and the M6 Motorway at Junction 10 provides ready access to the remainder of the West Midlands conurbation and beyond.

The property affords an excellent opportunity for the discerning purchaser/investor and briefly comprises the following:- (all measurements approximate)

COMMUNAL ENTRANCE

with staircase to FIRST FLOOR.

RECEPTION HALL

having entrance door, two ceiling light points, central heating radiator and airing cupboard.

OPEN PLAN LOUNGE/KITCHEN comprising:

LOUNGE AREA

4.33m x 4.23m (14' 2" x 13' 11") having UPVC double glazed windows to front and side, two ceiling light points and three central heating radiators.

KITCHEN AREA

2.80m x 2.60m maximum 1.60m minimum (9' 2" x 8' 6", 5' 3") 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 boiler and UPVC double glazed window to side.

BEDROOM NO 1

3.51m x 2.57m (11' 6" x 8' 5") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in mirrored wardrobe.

BEDROOM NO 2

3.15m x 2.28m (10' 4" x 7' 6") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BATHROOM

having white suite comprising panelled bath with fitted shower attachment and glazed screen, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator and extractor fan.

OUTSIDE

COMMUNAL GARDENS to front.

ALLOCATED PARKING SPACE at rear.

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 1 January 2006 at a ground rent of £80.56 per annum, 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 the current service charge payable is £1464.80 per annum (2024) in respect of cleaning, lighting and maintenance of communal areas, together with buildings insurance, although we have not seen any documentary evidence 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 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/09/07/24

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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.

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.