



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		
Current	Potential	
75	76	
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		
England, Scotland & Wales		
EU Directive 2002/91/EC		



31c Leigh Court, Mellish Road,  
Walsall, WS4 2DQ

OFFERS REGION £142,000







**FLAT 31C LEIGH COURT, MELLISH ROAD, WALSALL**

This well-presented first floor flat provides deceptively spacious accommodation, which must be viewed internally to be fully appreciated.

The property is conveniently situated for all amenities including public transport services to neighbouring areas, Walsall Arboretum and Walsall town centre is within easy reach.

Having the benefit of a new 125 year lease from 2022, the property briefly comprises the following:- (all measurements approximate)

**COMMUNAL ENTRANCE**

having security entry phone system to COMMUNAL HALLWAY with stairs leading to the FIRST FLOOR.

**RECEPTION HALL**

having entrance door, ceiling light point, central heating radiator and coved cornices.

**LOUNGE**

5.31m x 3.86m (17' 5" x 12' 8") having UPVC double glazed windows to side, two ceiling light points, central heating radiator, coved cornices, feature fireplace surround with electric fire and UPVC double glazed window and French doors opening to the FRONT BALCONY.

**KITCHEN**

3.20m x 2.13m (10' 6" x 7' 0") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, plumbing for automatic washing machine, appliance space, ceiling light point, built-in store cupboard and UPVC double glazed windows to front and side.

**BEDROOM NO 1**

3.78m x 2.69m (12' 5" x 8' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices and built-in double wardrobes.

**BEDROOM NO 2/DINING ROOM**

3.61m x 2.64m (11' 10" x 8' 8") having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices and wooden flooring.

**BATHROOM**

having white suite comprising shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, airing cupboard and UPVC double glazed window to side.

**OUTSIDE**

**WELL MAINTAINED COMMUNAL GARDENS**

**GARAGE**

in separate block.

**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 the property is LEASEHOLD for a term of 125 years from 29 September 2022, 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, including buildings insurance, which is currently in the sum of £1770 per annum, although we have not seen any documentary evidence to verify this 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/04/02/25

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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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