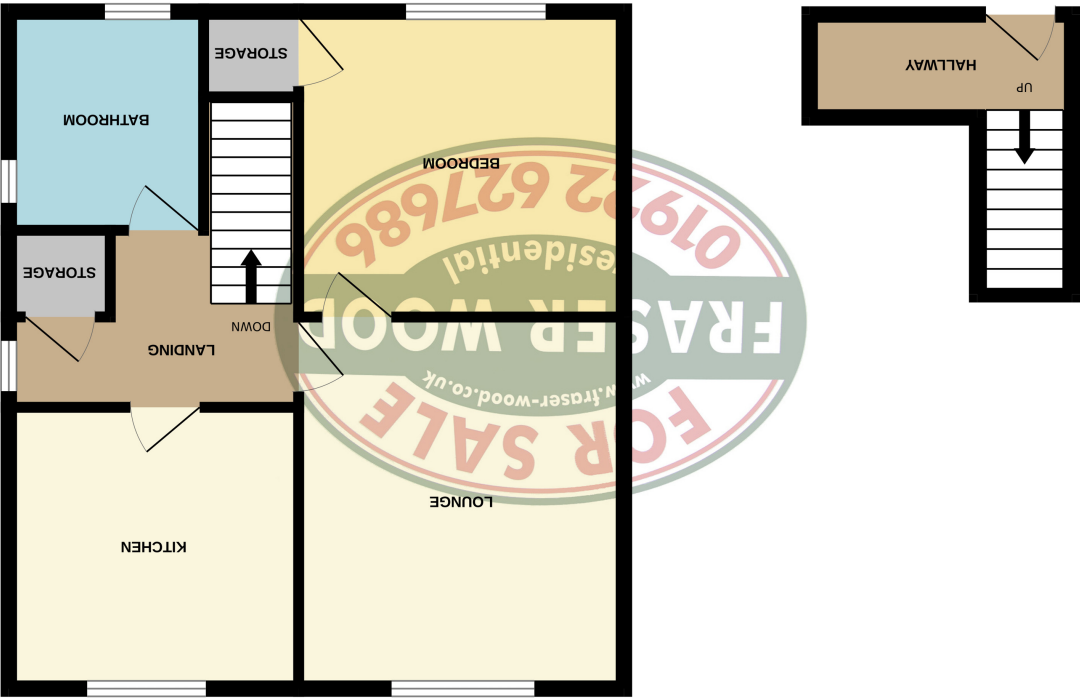
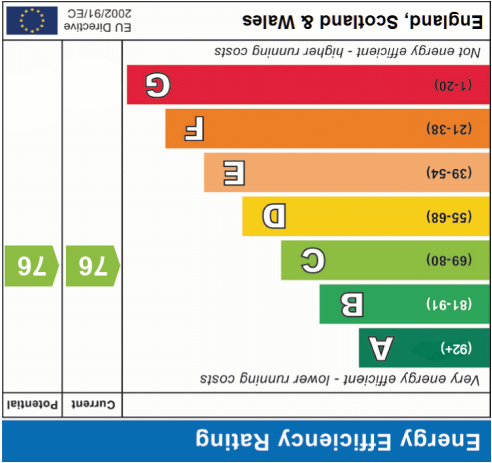


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR

1ST FLOOR



304 Kitchen Lane, Wednesfield, WV11 2HX

OFFERS REGION £85,000



304 KITCHEN LANE, WEDNESFIELD

This conveniently situated, one bedroomed first floor flat is located in this popular residential area and is well served by local amenities.

Offered to the market with the benefit of no upward chain involved, the property affords an excellent opportunity for the first time buyer or investment purchaser and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having entrance door, ceiling light point, wooden flooring and stairs off to first floor.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, central heating radiator, built-in store cupboard and loft hatch.

LOUNGE

4.11m x 3.61m (13' 6" x 11' 10") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

KITCHEN

2.86m x 2.62m (9' 5" x 8' 7") 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 electric hob and extractor hood over, appliance space, plumbing for automatic washing machine, strip light, central heating radiator, central heating boiler and UPVC double glazed window to rear.

BEDROOM

3.58m x 3.34m (11' 9" x 10' 11") having UPVC double glazed window to front, central heating radiator and built-in store cupboard.

BATHROOM

having white suite comprising panelled bath with fitted shower attachment, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator and UPVC double glazed windows to front and side.

OUTSIDE

FRONT PATHWAY to front door.

REAR GARDEN

with BRICK BUILT STORAGE SHED.

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 125 years from 19 June 1989 at a ground rent of £10 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 there is a service charge payable currently in the sum of £314.17 per annum, to include buildings insurance, 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 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

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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.