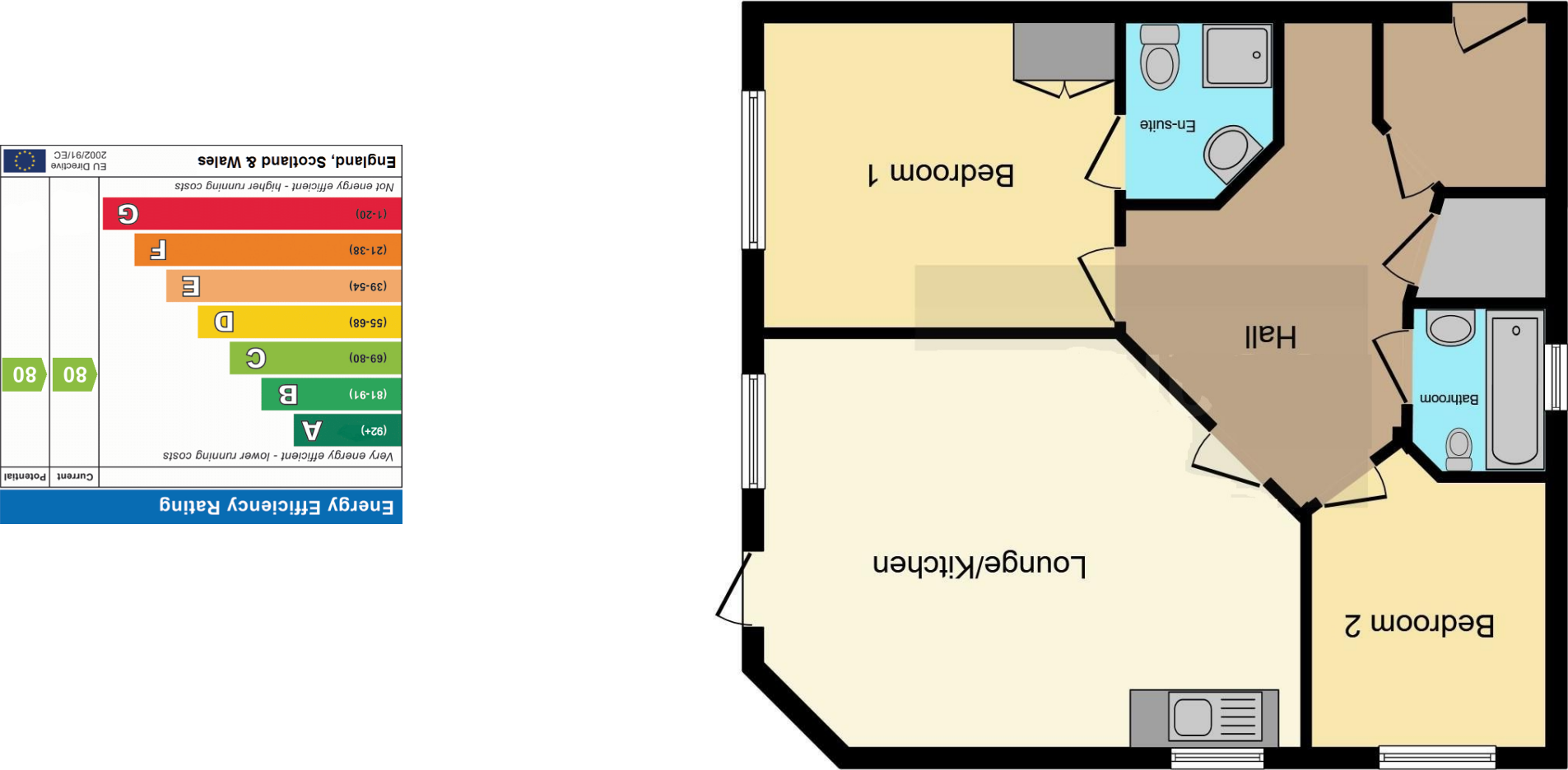


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.







**MANORHOUSE CLOSE WALSALL**

Well presented First Floor Apartment in a popular location having excellent transport links and within walking distance to Bescot Train Station. Being sold with No Upward Chain and briefly comprising: Entrance, Reception Hall, Modern Open-Plan Living Area / Kitchen, Two Bedrooms, En suite Shower Room to Main Bedroom, Bathroom & Allocated Parking Space.

**ENTRANCE**

Having entrance door, ceiling light point and radiator.

**RECEPTION HALL**

Having door to entrance, ceiling light point, radiator, intercom system and built in store cupboard.

**MODERN OPEN PLAN LIVING AREA / KITCHEN**

4.25m x 5.74m (13' 11" x 18' 10")

**LIVING AREA**

Having upvc double glazed door and windows to Juliet style balcony, two ceiling light points and radiator.



**KITCHEN AREA**

Having stainless steel sink unit, wall, base and drawer cupboards, roll top working surfaces, splashback surrounds, built in oven with 4 ring gas hob and extractor hood over, appliance space, plumbing for automatic washing machine, ceiling light point and upvc double glazed window to side.



**BEDROOM ONE**

3.00m x 3.55m (9' 10" x 11' 8") Having upvc double glazed window to rear, ceiling light point and radiator.



**EN SUITE SHOWER ROOM**

Having shower cubicle with fitted shower unit, pedestal wash hand basin, low level WC, tiled splashback surrounds, ceiling light point, radiator and shaving socket.

**BEDROOM TWO**

2.43m x 3.44m (8' 0" x 11' 3") Having upvc double glazed window to side, ceiling light point and radiator.

**BATHROOM**

Having white suite comprising: panelled bath with fitted shower unit, pedestal wash hand basin, low level WC, tiled splashback surrounds, ceiling light point, radiator, extractor fan and upvc double glazed window to front.



**OUTSIDE**

Allocated parking space.

**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 1 January 2006, subject to an escalating ground rent which we understand is currently £783 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 in respect of cleaning, lighting and maintenance of communal areas, including buildings insurance, which is currently in the sum of £1238 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 B with Walsall Council.

**VIEWING**

By application to the Selling Agents on 01922 627686.

CT/DBH/16/12/25

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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.

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.