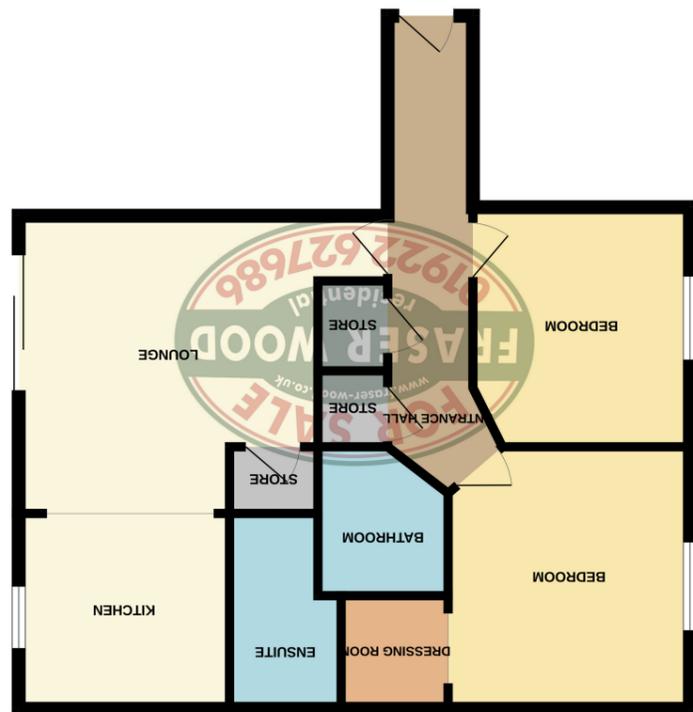




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy ratings have been made to ensure the accuracy of the energy rating. Measurements of doors, windows, floors and other areas are approximate and responsibility is taken by the assessor. The assessor is not responsible for the accuracy of the data used in the report. The assessor is not responsible for the accuracy of the data used in the report. The assessor is not responsible for the accuracy of the data used in the report.

| Energy Efficiency Rating                    |         |
|---|---------|
| Potential                                   | Current |
| Very energy efficient - lower running costs |         |
| A (92+)                                     | 83      |
| B (81-91)                                   |         |
| C (69-80)                                   |         |
| D (55-68)                                   | 69      |
| E (39-54)                                   |         |
| F (21-38)                                   |         |
| G (1-20)                                    |         |
| Not energy efficient - higher running costs |         |
| England, Scotland & Wales                   |         |
| EU Directive 2002/91/EC                     |         |



GROUND FLOOR



9 Keepers Gate, Broadway, Walsall, WS1 3HX

£99,950



## 9 KEEPERS GATE, BROADWAY, WALSALL

This two bedroomed ground floor apartment is conveniently situated on Broadway, Walsall and is well served by all amenities including public transport services to neighbouring areas and Junctions 7 or 9 of the M6 Motorway are within easy reach, providing ready access to the remainder of the West Midlands conurbation and beyond.

Affording an excellent opportunity for the first-time buyer and property investor, the accommodation briefly comprises the following:- (all measurements approximate)



### COMMUNAL ENTRANCE

### RECEPTION HALL

having entrance door, two ceiling light points, electric heater, intercom system, airing cupboard and built-in store cupboard.

### OPEN PLAN LOUNGE/KITCHEN comprising:

#### LOUNGE AREA

5.25m x 4.10m (17' 3" x 13' 5") having UPVC double glazed doors to front, ceiling light point, electric heater and built-in store cupboard.



#### KITCHEN AREA

2.63m x 2.43m (8' 8" x 8' 0") 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, pin spot lighting, tiled floor and UPVC double glazed window to front.

#### BEDROOM NO 1

3.39m x 3.18m minimum (11' 1" x 10' 5") having UPVC double glazed window to rear, ceiling light point, electric heater and dressing area with built-in wardrobes.



#### EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., pin spot lighting, heated towel rail and extractor fan.

#### BEDROOM NO 2

3.09m x 2.86m (10' 2" x 9' 5") having UPVC double glazed window to rear, ceiling light point and electric heater.



#### BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, pin spot lighting, heated towel rail, tiled floor and extractor fan.

#### OUTSIDE

#### PARKING AREA

with electrically operated remote controlled security entrance gate.

#### COMMUNAL GARDENS

#### SERVICES

Company water, 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 are informed that the property is LEASEHOLD for a term of 125 years from 10 October 2006 at a ground rent of £248 per annum and we are awaiting confirmation of the annual service charge currently payable. We have not had sight of the Title Deeds or any documentary evidence to verify the foregoing and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



#### 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/16/02/26

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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.