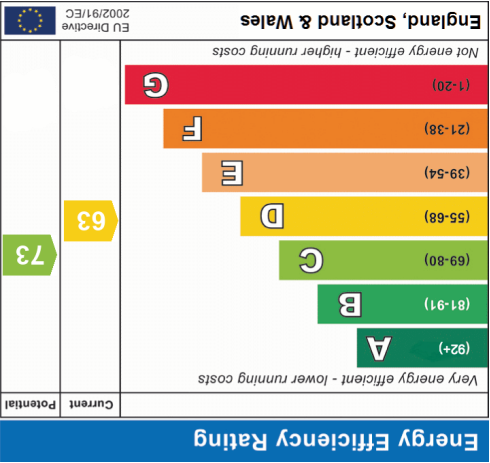




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information.  
Do so particularly if you are contemplating travelling some distance to view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



2 Canute Close, Highgate, Walsall, WS1 3JL

OFFERS REGION £105,000





**FLAT 2 CANUTE CLOSE, HIGHGATE, WALSALL**

This conveniently situated ground floor flat is located in the popular Highgate area of the town, being well served by local amenities including public transport services to neighbouring areas, local shopping facilities and the M6 Motorway at Junction 7 is within approximately 6km distance, thereby affording ready access to the remainder of the West Midlands conurbation and beyond.

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

**COMMUNAL ENTRANCE**

**RECEPTION HALL**

having entrance door, ceiling light point, electric storage heater, wooden flooring, two built-in store cupboards, intercom entry system and with airing cupboard off.

**LOUNGE**

5.20m x 3.77m (17' 1" x 12' 4") having UPVC triple glazed window to front, two ceiling light points, electric storage heater, wooden flooring and coved cornices.

**KITCHEN**

2.69m x 3.41m (8' 10" x 11' 2") having inset stainless steel sink unit, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, electric cooker point, plumbing for automatic washing machine, appliance space, ceiling light point and UPVC double glazed window to front.

**BEDROOM NO 1**

3.47m x 3.29m (11' 5" x 10' 10") having UPVC double glazed window to rear, ceiling light point and electric storage heater.

**BEDROOM NO 2**

2.99m x 2.67m (9' 10" x 8' 9") having UPVC double glazed window to rear, ceiling light point and wooden flooring.

**SHOWER ROOM**

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, tiled floor and UPVC double glazed window to side.

**OUTSIDE**

**COMMUNAL GARDENS**

**COMMUNAL PARKING FACIITIES**

**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 understand that the property is leasehold for a term of 125 years from 19 August 1988 (i.e., approximately 88 years remaining) at a current ground rent of £20 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 legal representative.

**SERVICE CHARGE**

We have been informed that the service charge currently payable is £179 per calendar month, although we have not seen any documentary evidence to verify this and prospective purchasers are again advised to clarify this via their legal representative.

**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.

**FIXTURES & FITTINGS**

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

**VIEWING**

By application to the Selling Agents on 01922 627686.

LS/DBH/10/10/25

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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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