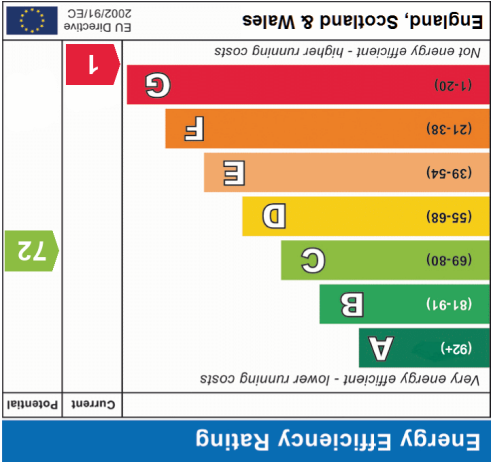
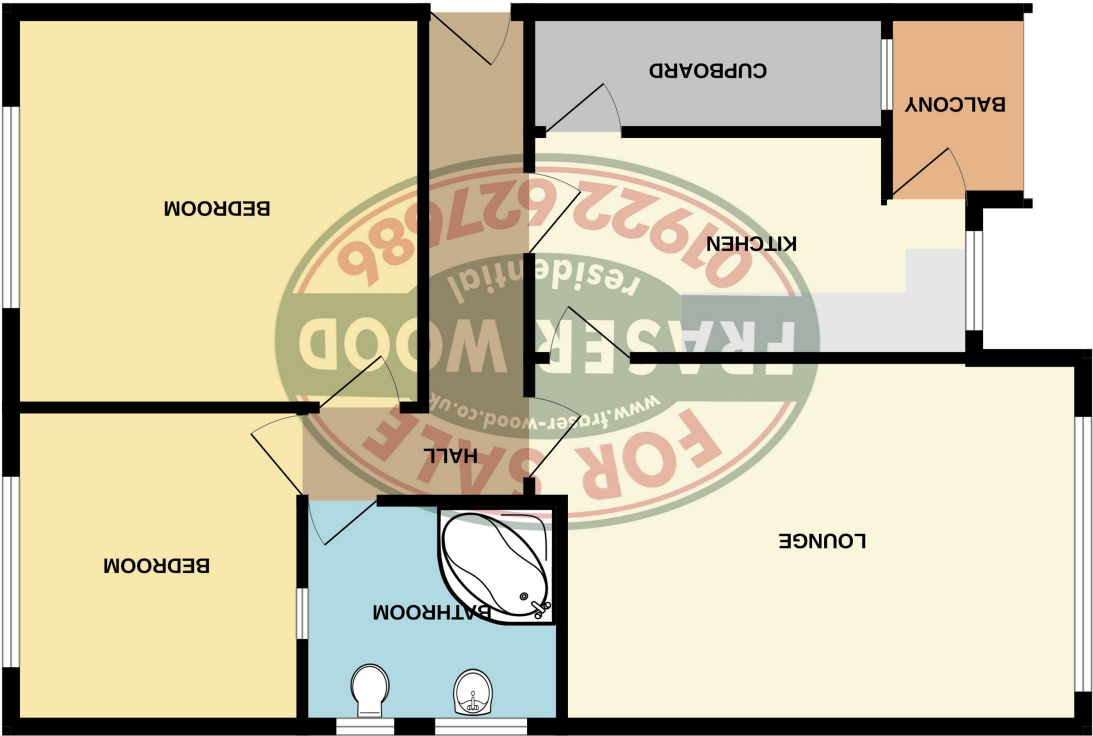




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view 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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**FLAT 18 SALDAVIAN COURT, WALSALL**

Conveniently situated, two bedroomed, top floor flat in popular residential area offered to the market with an existing lease term of approximately 47 years remaining, hence CASH OFFERS only.

The property is located towards the end of Slaney Road with Pleck Park at the end of the road, in a good location close to Bescot Road and within approximately 1km distance of the M6 Motorway at Junction 9, which provides access to the remainder of the West Midlands conurbation.

The accommodation briefly comprises the following:- (all measurements approximate)

**COMMUNAL ENTRANCE**

with staircase providing access to the SECOND FLOOR.

**RECEPTION HALL**

having entrance door, two ceiling light points, coved cornices and intercom system.

**LOUNGE**

5.07m x 3.63m (16' 8" x 11' 11") having UPVC double glazed window to rear, two ceiling light points, coved cornices, two wall light points and feature fireplace surround with electric fire.

**KITCHEN**

4.56m x 3.26m (15' 0" x 10' 8") having inset sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, electric cooker point, plumbing for automatic washing machine, appliance space, coved cornices, ceiling light point, two UPVC double glazed windows to rear and UPVC double glazed door to BALCONY.

**STORE ROOM**

having ceiling light point and window to rear.

**BEDROOM NO 1**

4.11m x 3.66m (13' 6" x 12' 0") having UPVC double glazed window to front and ceiling light point.

**BEDROOM NO 2**

3.14m x 2.79m (10' 4" x 9' 2") having UPVC double glazed window to front, ceiling light point and wooden flooring.

**BATHROOM**

having white suite comprising corner bath with fitted shower unit, pedestal wash hand basin, low flush w.c., part tiled walls, ceiling light point and two UPVC double glazed windows to side.

**OUTSIDE**

**COMMUNAL GARDENS**

photograph showing the proximity of the flat to Pleck Park.

**GARAGE**

in a separate block, having up-and-over entrance door.

**AGENTS' NOTE**

The property is available to CASH BUYERS ONLY due to the short lease term remaining of approximately 47 years.

**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 99 years from 25 December 1974 (approximately 47 years remaining) at a current ground rent of £60 per annum, increasing to £80 per annum for the remainder of the term. 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 the current service charge payable is £1500 per annum, which is reviewed on an annual basis. We have not had sight of any documentary evidence to verify this and prospective purchasers should clarify this information via their Solicitors.

**COUNCIL TAX**

We understand from [www.voa.gov.uk](http://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/17/12/2024

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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.