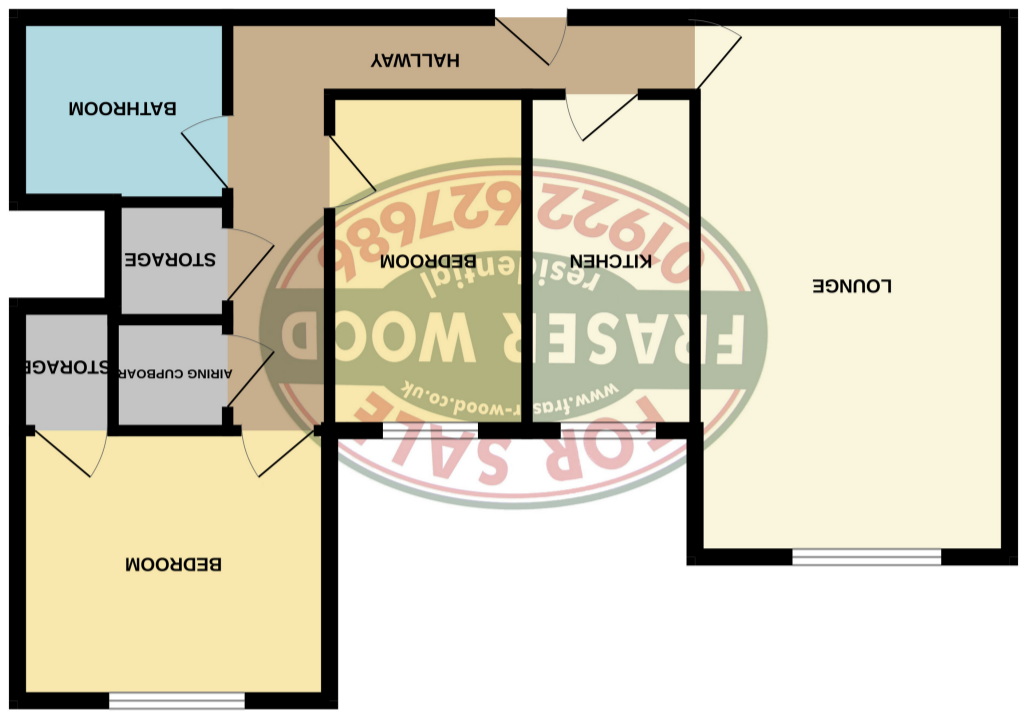




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and appliances shown have not been tested and no guarantee is made as to their accuracy or otherwise can be given. Prospective purchaser, the surveyor, systems and appliances shown have not been tested and no guarantee is made as to their accuracy or otherwise can be given.

Energy Efficiency Rating	
Current	Potential
79	57
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



GROUND FLOOR



Flat C Mellish Court, Mellish Road, Walsall, WS4 2DY

OFFERS REGION £119,950



## FLAT C MELLISH COURT, 9 MELLISH ROAD, WALSALL

This two bedroomed ground floor flat is conveniently situated in this popular residential area and is well served by local amenities including public transport services to neighbouring areas and Junctions 7, 9 or 10 of the M6 Motorway are all within provide ready access to the remainder of the West Midlands conurbation and beyond.

The property is offered to the market with the benefit of no upward chain involved and briefly comprises the following:- (all measurements approximate)

### RECEPTION HALL

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

### SPACIOUS LOUNGE

5.70m x 3.20m (18' 8" x 10' 6") having UPVC double glazed window to front, two ceiling light points, electric storage heater and coved cornices.

### KITCHEN

3.43m x 1.66m (11' 3" x 5' 5") having inset 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, plumbing for automatic washing machine, appliance space, ceiling light point, wooden flooring and UPVC double glazed window to front.

### BEDROOM NO 1

3.10m x 2.74m (10' 2" x 9' 0") having UPVC double glazed window to front, ceiling light point, electric heater and built-in storage cupboard.



### BEDROOM NO 2

3.46m x 2.00m (11' 4" x 6' 7") having UPVC double glazed window to front, ceiling light point and electric heater.

### BATHROOM

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

### OUTSIDE

### COMMUNAL GARDENS and COMMUNAL PARKING

### GARAGE

situated in a battery of garages close by, having up-and-over entrance door.

### 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 999 years from 31 August 1983 at a peppercorn ground rent and each flat owns a share of the Freehold Interest. There is a Management Company who arrange collection of the service charge, which we are informed is currently £1,189 per annum, in respect of cleaning, lighting and maintenance of communal areas and buildings insurances. We have not seen any documentary evidence to verify the foregoing 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.

LS/DBH/28/11/25

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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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