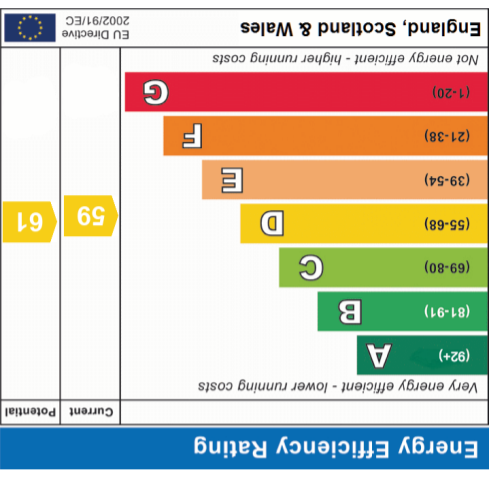




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



52 Bentley New Drive, Walsall, WS2 8SB

ASKING PRICE £65,000





FLAT 52 BENTLEY NEW DRIVE, WALSALL

This one bedroomed first floor flat is conveniently situated for all amenities including local shopping facilities and public transport services to neighbouring areas.

Although in need of modernisation, the property affords an excellent opportunity for the discerning purchaser or investment buyer and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having entrance door, ceiling light point, airing cupboard, built-in store cupboard and loft hatch.

LOUNGE

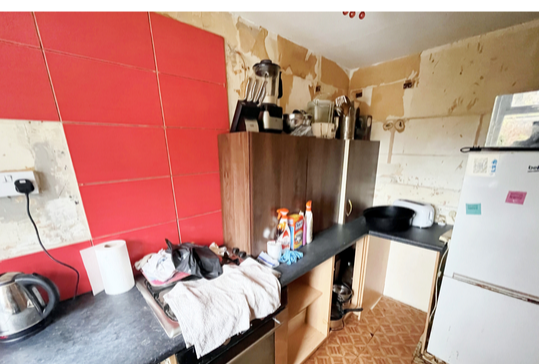
4.80m x 3.03m (15' 9" x 9' 11") having UPVC double glazed window to front, two ceiling light points, laminate flooring and large built-in store cupboard.

KITCHEN

3.33m x 1.69m (10' 11" x 5' 7") having inset stainless steel sink unit, base and drawer cupboards, roll top work surfaces, built-in oven with four-ring gas hob, plumbing for automatic washing machine, appliance space, ceiling light point and UPVC double glazed window to front.

DOUBLE BEDROOM

4.80m x 2.64m (15' 9" x 8' 8") having UPVC double glazed window to rear and ceiling light point.



BATHROOM

having white suite comprising panelled bath with fitted shower attachment and glazed screen, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, towel rail and UPVC double glazed window to side.

OUTSIDE

COMMUNAL PARKING

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 from Land Registry records that the property is LEASEHOLD from 29 September 2003 to 25 March 2004 and thereafter for 125 years at a ground rent of £10 per annum, although we have not seen any further documentary evidence to verify this and prospective purchasers are advised to clarify the position via their Solicitors.

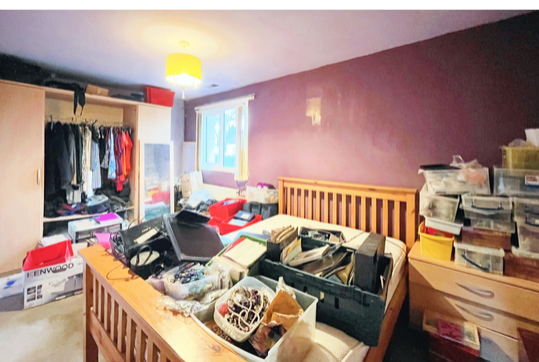
We are currently awaiting confirmation of the current service charge payable and will update this information as soon as it is to hand.

FIXTURES & FITTINGS

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

COUNCIL TAX

We understand from 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/24/11/23

© FRASER WOOD 2023.

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.