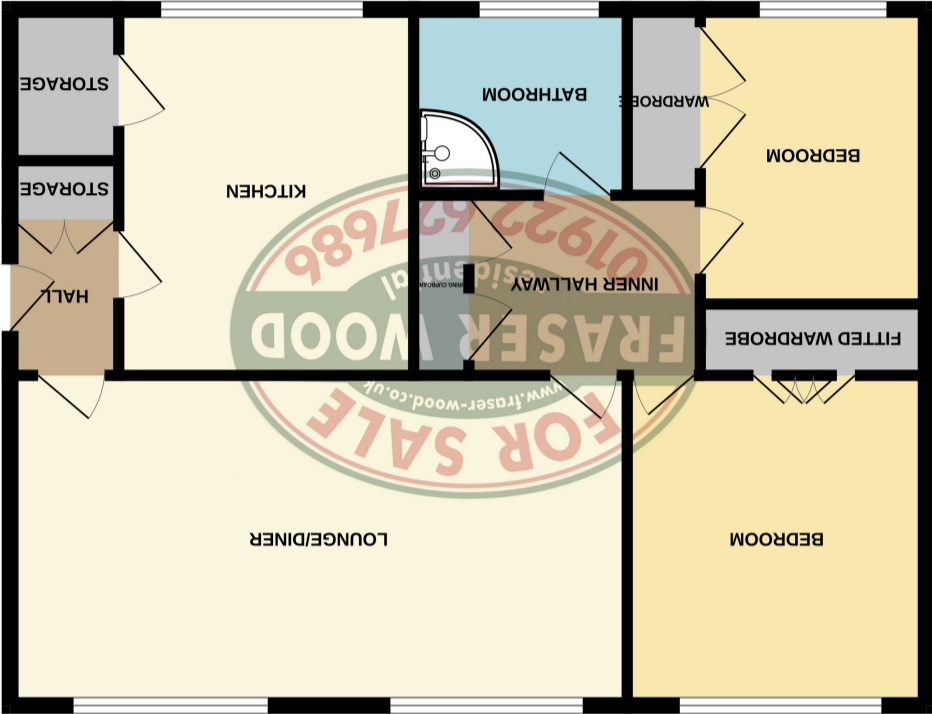




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. The plan is for information purposes only and should be used as a guide only. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Energy can be given. Made with MyEnergy.co.uk

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



SECOND FLOOR



8 Jesson Close, Walsall, WS1 2NT

OFFERS REGION £160,000



FLAT 8 JESSON CLOSE, WALSALL

A well maintained top floor flat situated in a highly popular residential location, conveniently situated for local amenities including Walsall town centre and transport links to surrounding areas.

The flat is offered to the market with the benefit of no upward chain involved and internal viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)



SECURE COMMUNAL ENTRANCE HALL

with stairs to SECOND/TOP FLOOR - FLAT 8

RECEPTION HALL

having entrance door, ceiling light point, built-in store cupboard, coved cornices and intercom system.

LOUNGE

6.56m x 3.53m (21' 6" x 11' 7") having two UPVC double glazed windows to front, two ceiling light points, coved cornices, two central heating radiators and feature fireplace surround with fitted electric fire.



KITCHEN

3.55m x 2.60m (11' 8" x 8' 6") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point with extractor hood above, appliance space, ceiling light point, central heating radiator, tiled floor and UPVC double glazed window to rear.

BUILT-IN PANTRY

having plumbing for automatic washing machine, central heating boiler, tiled floor, roll top work surface and ceiling light point.



INNER LOBBY

having ceiling light point, coved cornices and built-in store cupboard.

BEDROOM NO 1

3.54m x 3.47m (11' 7" x 11' 5") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and a range of built-in wardrobes.

BEDROOM NO 2

3.54m x 2.43m (11' 7" x 8' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices and built-in wardrobes.



SHOWER ROOM

having white suite comprising shower cubicle with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., fully tiled walls, pin spot lighting, central heating radiator and UPVC double glazed window to rear.

OUTSIDE

WELL MAINTAINED COMMUNAL GARDENS

COMMUNAL PARKING AREAS

GARAGE

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

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 are informed that the property is LEASEHOLD for 150 years from 29 September 2005 at a ground rent of £25 per annum and the Freehold of Jesson Close is owned by the Residents Association, although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

SERVICE CHARGE

We have been informed that the current service charge payable is £1400 per annum at the present time, although we have not seen any documentary evidence to verify this 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 that the property is listed under Council Tax Band C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/25/03/24

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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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