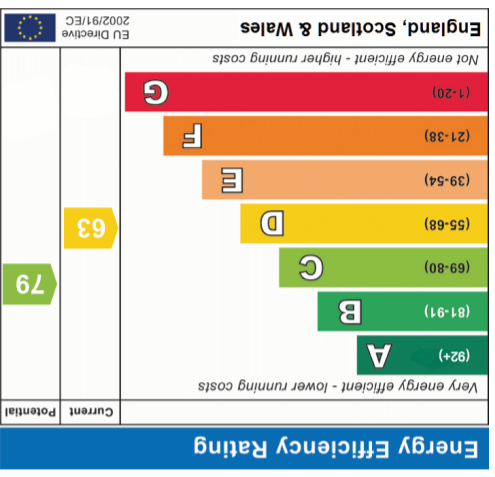




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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



4 Terret Close, Walsall, WS1 1EG

PRICE £110,000



4 TERRET CLOSE, WALSALL

A ground floor two bedroomed corner apartment with allocated parking space located in the heart of Walsall town centre with shops and local facilities within walking distance, together with bus and rail stations.

The property affords an excellent opportunity for the first time buyer or investor and is offered to the market with the benefit of immediate vacant possession.

The accommodation has the benefit of double glazing and electric heating and briefly comprises:- (all measurements approximate)

COMMUNAL HALLWAY

with security entrance door leading to:

GROUND FLOOR APARTMENT - 4 TERRET CLOSE

HALLWAY

with entrance door, electric heater, security entry phone system, door off to storage cupboard and boiler cupboard housing the hot water boiler.

LOUNGE

12' 11" x 12' 11" (3.94m x 3.94m) with wood laminate flooring, two electric heaters, two pairs of double glazed doors and with archway leading to kitchen.



KITCHEN AREA

9' 3" x 7' 2" (2.82m x 2.18m) with a range of fitted wall and base units with laminate work surfaces, inset sink with mixer tap and separate drainer, integrated oven and hob with extractor hood above, additional extractor fan, vinyl floor covering and with double glazed window to side.

BEDROOM NO 1

11' 0" x 12' 11" (3.35m x 3.94m) with double glazed window, wall mounted electric heater and with en suite off.

EN SUITE SHOWER ROOM

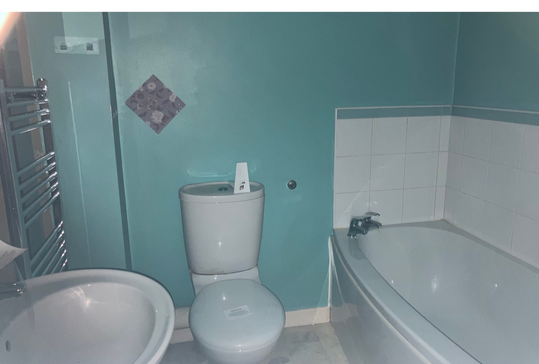
having w.c., pedestal wash hand basin, shower cubicle with shower fitment, UPVC double glazed window, wall mounted electric towel radiator, extractor fan and vinyl flooring.

BEDROOM NO 2

9' 5" x 9' 1" (2.87m x 2.77m) with wall mounted electric heater, double glazed window and wood laminate flooring.

BATHROOM

having white suite comprising w.c., pedestal wash hand basin and panelled bath, white ceramic tiled splash backs, extractor fan, vinyl flooring and electric wall mounted towel radiator.



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 are informed by the sellers that the property is LEASEHOLD for a term of 125 years from 1 January 2003 although we have not had sight of the lease documentation and prospective purchasers are advised to clarify the position via their solicitors.

SERVICE CHARGE

We have been informed by the sellers that the service charge for 2024 is the sum of £1920.26 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 A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/CT/DBH/20/08/24

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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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