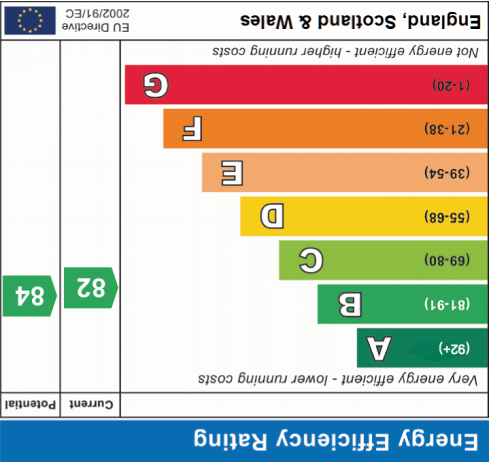
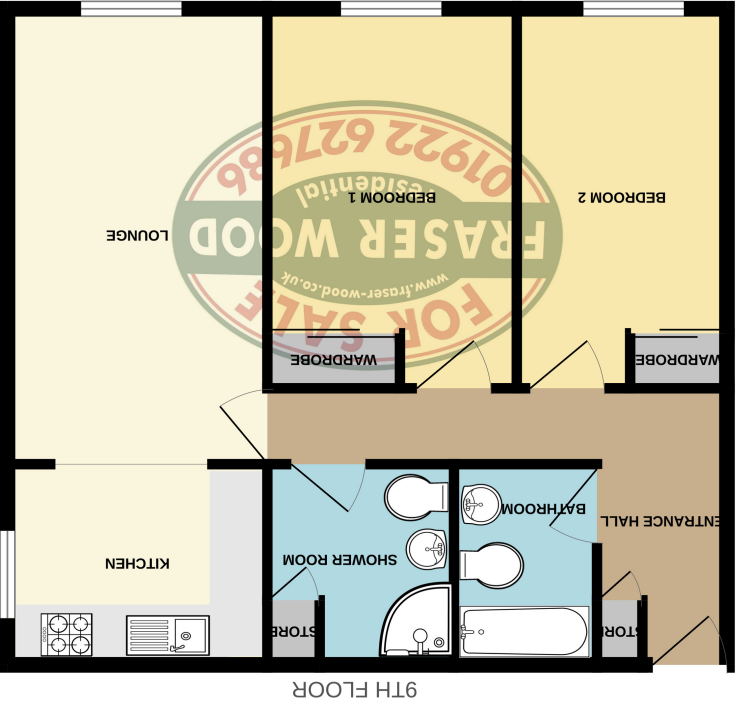




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

These energy efficiency labels have been made to ensure the accuracy of the energy efficiency of the property. The energy efficiency of the property is determined by the energy performance certificate (EPC) which is a legal requirement for all properties. The energy efficiency of the property is determined by the energy performance certificate (EPC) which is a legal requirement for all properties. The energy efficiency of the property is determined by the energy performance certificate (EPC) which is a legal requirement for all properties.



The Pinnacle Flat 52, Gomer Street, Willenhall, WV13 2NW

CASH OFFERS REGION £70,000



52 THE PINNACLE, 50 GOMER STREET, WILLENHALL

This two bedroomed, ninth floor flat is conveniently situated in this popular residential area, being well served by all local amenities.

The property is offered to the market with the benefit of no upward chain and providing an excellent investment opportunity, the accommodation briefly includes the following:- (all measurements approximate)

COMMUNAL ENTRANCE

with lift access to all floor.

NINTH FLOOR - FLAT 52

RECEPTION HALL

having entrance door, two ceiling light points and built-in store cupboard.

LOUNGE

5.29m x 3.01m (17' 4" x 9' 11") having double glazed window to front, ceiling light point, electric storage heater and archway to kitchen.

KITCHEN

3.04m x 2.02m (10' 0" x 6' 8") having inset stainless steel 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, integrated dishwasher, strip light and double glazed window to side.

BEDROOM NO 1

4.36m x 2.85m (14' 4" x 9' 4") having double glazed window to front, ceiling light point, electric storage heater and built-in mirrored wardrobe.



BEDROOM NO 2

4.36m x 2.38m (14' 4" x 7' 10") having double glazed window to front, ceiling light point, electric heater and built-in mirrored wardrobe.

BATHROOM

comprising panelled bath, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point and extractor fan.

SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, extractor fan and airing cupboard.

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 from Land Registry Title Number WM877599 that the property is Leasehold for a term of 125 years from 24 June 2001 and have received a copy of the ground rent invoice from Home From Home Property Management indicating that the ground rent for period 1 April 2025 to 31 March 2026 is the sum of £150.

SERVICE CHARGE

We understand from a copy service charge demand dated 1 January 2025 Home From Home Property Management that the service charge for the half year period 1 January to 30 June 2025 is the sum of £862.52, i.e., £1725.04 per annum.

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/24/03/25

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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.

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.