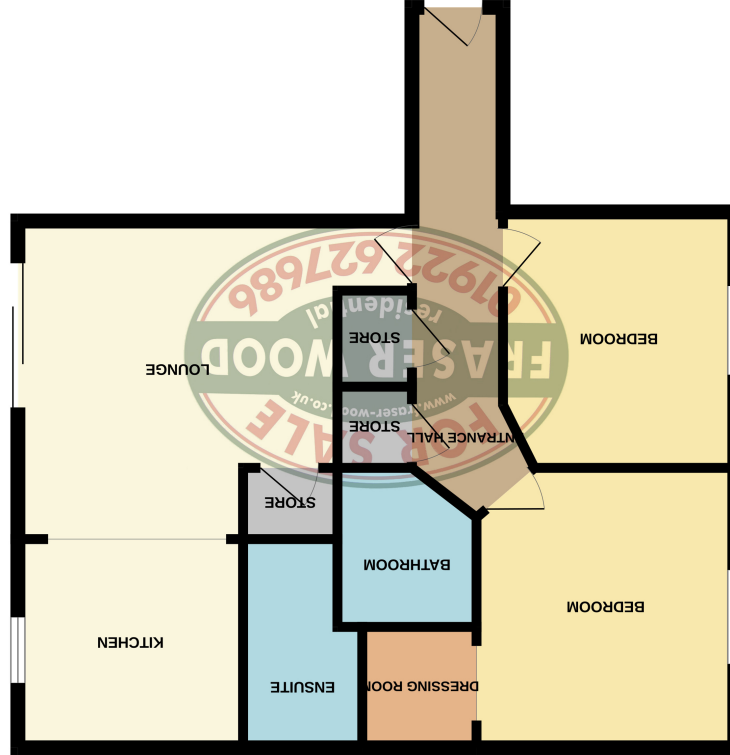




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Warranty details have been made to ensure the accuracy of the information contained herein. Measurements of rooms, windows, doors and other items are approximate and responsibility is taken by the buyer. The buyer is advised to measure rooms and check the size of units by any means available. The buyer is advised to check the size of units by any means available. The buyer is advised to check the size of units by any means available. The buyer is advised to check the size of units by any means available.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	83
B (81-91)	
C (69-80)	
D (55-68)	69
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



GROUND FLOOR



9 Keepers Gate, Broadway, Walsall, WS1 3HX

Being sold via Secure online bidding - Starting Bid  
£95,000





## 9 KEEPERS GATE, BROADWAY, WALSALL

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting bid £95,000.

Ground floor two bedroomed apartment. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

The property is conveniently situated on Broadway, Walsall and is well served by all amenities including public transport services to neighbouring areas and Junctions 7 or 9 of the M6 Motorway are within easy reach, providing ready access to the remainder of the West Midlands conurbation and beyond.

The accommodation briefly comprises the following:- (all measurements approximate)

### COMMUNAL ENTRANCE

### RECEPTION HALL

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

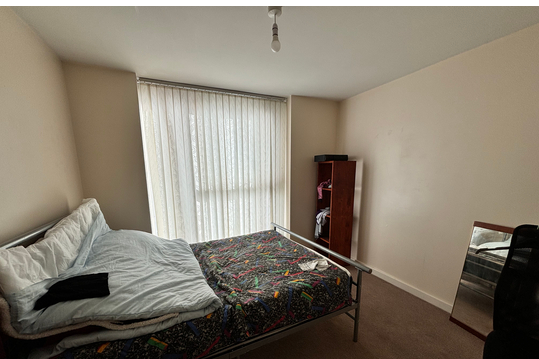
### OPEN PLAN LOUNGE/KITCHEN comprising:

#### LOUNGE AREA

5.25m x 4.10m (17' 3" x 13' 5") having UPVC double glazed doors to front, ceiling light point, electric heater and built-in store cupboard.

#### KITCHEN AREA

2.63m x 2.43m (8' 8" x 8' 0") 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, appliance space, plumbing for automatic washing machine, pin spot lighting, tiled floor and UPVC double glazed window to front.



#### BEDROOM NO 1

3.39m x 3.18m minimum (11' 1" x 10' 5") having UPVC double glazed window to rear, ceiling light point, electric heater and dressing area with built-in wardrobes.

#### EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., pin spot lighting, heated towel rail and extractor fan.

#### BEDROOM NO 2

3.09m x 2.86m (10' 2" x 9' 5") having UPVC double glazed window to rear, ceiling light point and electric heater.

#### BATHROOM

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

#### OUTSIDE

#### PARKING AREA

with electrically operated remote controlled security entrance gate.

#### COMMUNAL GARDENS

#### 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 that the property is LEASEHOLD for a term of 125 years from 10 October 2006 at a ground rent of £248 per annum and the current SERVICE CHARGE payable is £1600 per annum, although we have not had sight of the Title Deeds or any documentary evidence to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



## 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 C with Walsall Council.

## VIEWING

By application to the Selling Agents on 01922 627686. LS/DBH/11/10/24

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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.

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.

## AUCTIONEER'S COMMENTS

Pattinson Auction are working in Partnership with the Marketing Agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

## AUCTIONEER'S ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.