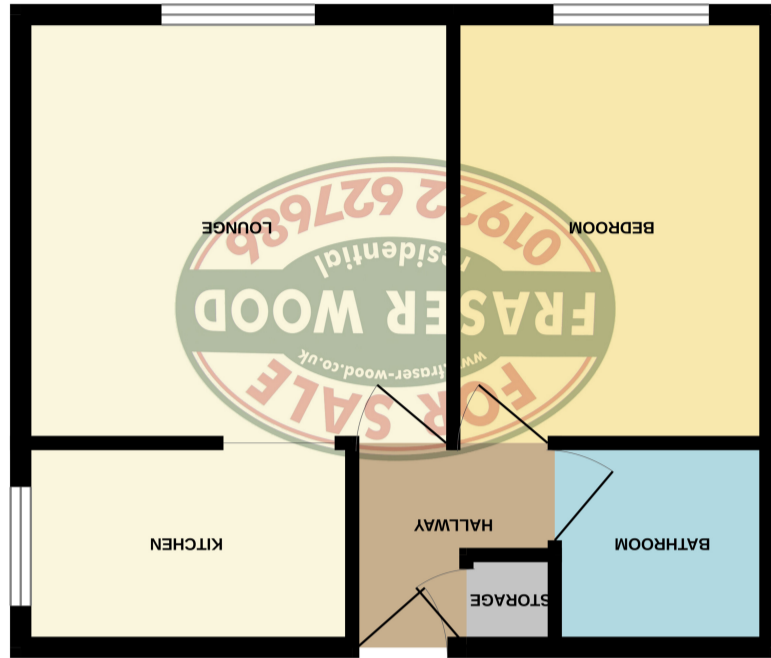




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Measurements shown have been made to ensure the accuracy of the information contained here. Measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error or omission. The data is for information purposes only and should not be used as a guide for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given. Made with安居客 2023

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
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



Flat 25 Fordbrook Court, Hatherton Road, Walsall, WS1 1YA

FOR 50% SHARE - OFFERS REGION £30,000



FLAT 25 FORDBROOK COURT, HATHERTON ROAD, WALSALL

Conveniently situated one bedroomed, second floor flat, located in heart of the town centre, offered to the market currently on the basis of 50% shared ownership with 100% staircasing understood to be available, subject to terms and conditions.

The property affords an excellent opportunity for the discerning purchaser and briefly comprises the following:- (all measurements approximate)



COMMUNAL ENTRANCE

with security entry system and stairs leading to the SECOND FLOOR and FLAT 25.

RECEPTION HALL

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

LOUNGE

3.66m x 3.56m (12' 0" x 11' 8") having UPVC double glazed window to front, ceiling light point and electric storage heater.



KITCHEN

2.80m x 1.60m (9' 2" x 5' 3") having inset stainless steel sink unit, fitted wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, electric cooker point, plumbing for automatic washing machine, appliance space, strip light and UPVC double glazed window to side.

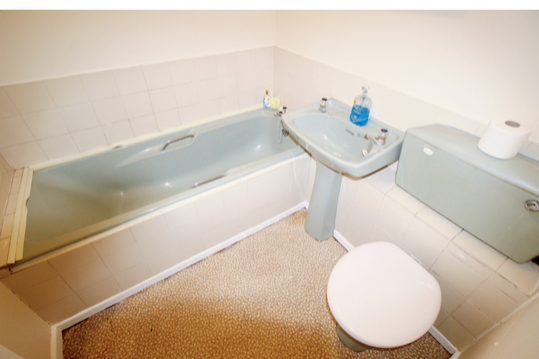


DOUBLE BEDROOM

3.59m x 2.66m (11' 9" x 8' 9") having UPVC double glazed window to front, ceiling light point and electric storage heater.

BATHROOM

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



ALLOCATED PARKING SPACE

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 that the property is LEASEHOLD for a term of 99 years (less 3 days) from 4 April 1985. We have not had sight of the Lease or Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their solicitors.

RENTAL AND SERVICE CHARGE

We understand from Green Square Accord that the rental payable in respect of the 50% share in their ownership is currently £172.97 per calendar month and the service charge payable is £92.94 per calendar month. We have not seen any documentary evidence to verify the foregoing and prospective purchasers are advised to clarify the position via their Solicitors.

50% SHARED OWNERSHIP

We understand from Green Square Accord that 100% staircasing is available for the property, subject to terms and conditions. All prospective purchasers will be required to complete a financial assessment before a sale can be agreed. Prospective purchasers will also need to complete and return pages 11 and 12 of Green Square Accord's "Shared Ownership Guide."

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/19/09/23

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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.