

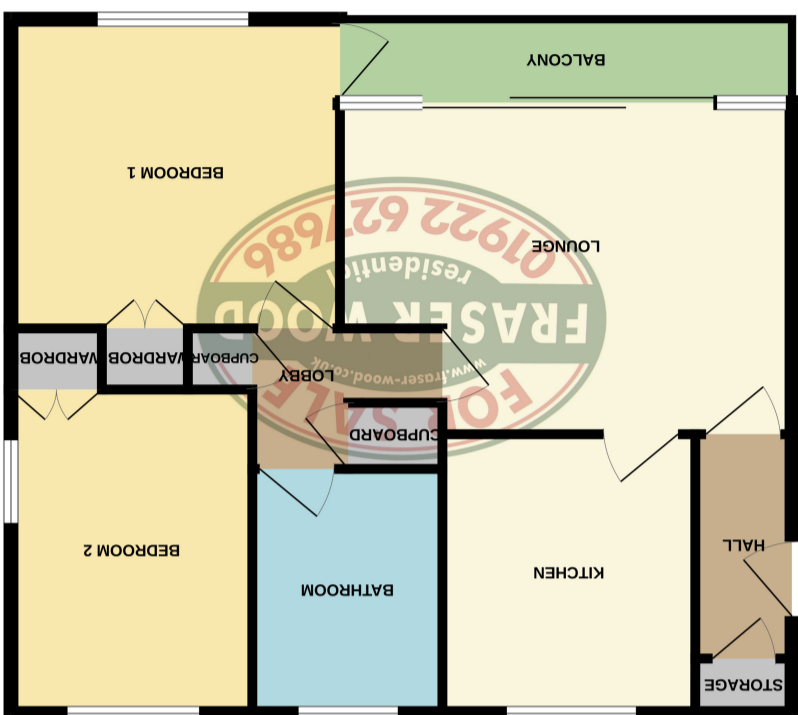


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms or measurements taken on site may vary slightly from those shown on the floorplan. The vendor, agent and purchaser accept no liability for any discrepancy between the actual measurements and those shown on the floorplan. The floorplan is provided for information only and should not be relied upon for any purpose. It is the responsibility of the purchaser to verify the accuracy of the floorplan measurements.

PARK HALL CLOSE, WALSHALL

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - lower running costs	
69	78



SECOND FLOOR



8 Park Hall Close, Walsall, WS5 3HQ

OFFERS REGION £142,500



## 8 PARK HALL CLOSE, WALSALL

This two bedroomed second floor is conveniently situated in this popular and sought after residential area of the Borough, being well served by all amenities including public transport services to neighbouring areas and local shopping facilities at Gillity Village. The M6 Motorway at Junction 7 is within approximately 5 km distance providing ready access to the remainder of the West Midlands conurbation and beyond.

The flat is not available to investment buyers, as it is for homeowner occupation only and affording an excellent opportunity for the discerning purchaser, it briefly comprises the following:- (all measurements approximate)

### COMMUNAL ENTRANCE

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

### RECEPTION HALL

having entrance door, ceiling light point, built-in store cupboard and tiled floor.

### SPACIOUS LOUNGE

5.35m x 4.14m maximum (17' 7" x 13' 7") having UPVC double glazed sliding door to BALCONY, two ceiling light points, central heating radiator, electric fire and coved cornices.

### FITTED KITCHEN

3.17m x 2.76m (10' 5" x 9' 1") 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 over, appliance space, plumbing for automatic washing machine, tiled floor, strip light, integrated dishwasher and UPVC double glazed window to front.



### INNERE LOBBY

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

### BEDROOM NO 1

3.87m x 3.64m (12' 8" x 11' 11") having UPVC double glazed window to rear, ceiling light point, central heating radiator, built-in wardrobe and UPVC door to BALCONY.

### BEDROOM NO 2

3.86m x 2.85m (12' 8" x 9' 4") having UPVC double glazed window to front, ceiling light point, central heating radiator, built-in wardrobe and UPVC double glazed window to side.

### BATHROOM

having white suite comprising panelled bath, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator, tiled floor and UPVC double glazed window to front.



### OUTSIDE

### WELL MAINTAINED COMMUNAL GARDENS

### COMMUNAL PARKING

### GARAGE

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

### AGENTS' NOTE

We understand that the property is not available for investment buyers as it is not possible for the flat to be let/rented out by a new owner and is for homeowner occupation only.



## 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 understand that the property is LEASEHOLD for a term of 189 years from 25 December 1974 at a peppercorn ground rent, although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their solicitors.

## SERVICE CHARGE

We have been informed that the current service charge payable is £163 per calendar month in respect of cleaning, lighting and maintenance of communal areas and buildings insurance, 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](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/24/07/24

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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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