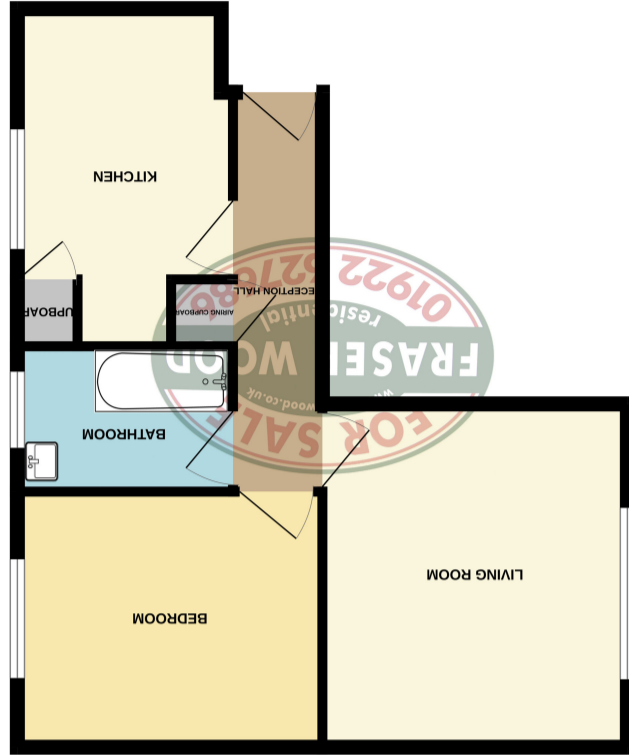




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

While every effort has been made to ensure the accuracy of the floorplan, the measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any errors or omissions. The plan is for reference purposes only and should not be used for any other purpose. Measurements are given to the centre of the room unless otherwise stated. Make any enquiries to the office.



FIRST FLOOR



Flat 4 Lilac House, Springhill Close, Walsall, WS4 1QJ

SHORT LEASE REMAINING - CASH OFFERS REGION £57,000



FLAT 4 LILAC HOUSE, SPRINGHILL CLOSE, WALSTALL

Conveniently situated one bedroomed first floor flat affording an excellent opportunity for the investment buyer.

The property is offered to the market to cash buyers only due to the short lease term remaining and briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having entrance door, ceiling light point and airing cupboard off.

LOUNGE

4.09m x 3.66m (13' 5" x 12' 0") having UPVC double glazed window to rear, ceiling light point, electric storage heater and fireplace surround.

KITCHEN

4.03m x 2.59m (13' 3" x 8' 6") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, electric cooker point, plumbing for automatic washing machine, appliance space, ceiling light point, built-in store cupboard and UPVC double glazed window to front.

BEDROOM

3.67m x 3.06m (12' 0" x 10' 0") having UPVC double glazed window to front and electric heater.

BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, wall mounted fan heater and UPVC double glazed window to front.

OUTSIDE



COMMUNAL GARDENS

GARAGE NO 27

located in separate block close by.

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

The property is LEASEHOLD for a term of 99 years from 24 June 1972 (approximately 47 years remaining) at a ground rent of £25 per annum, although we have not had sight of the Title Deeds and prospective purchasers are advised to clarify the position via their solicitors.

SERVICE CHARGE

We understand that there is a SERVICE CHARGE payable, currently in the sum of approximately £75 per calendar month, in respect of cleaning, lighting and maintenance of communal areas, together with buildings insurance, although we have not seen any documentary evidence to verify this and prospective purchasers should clarify the position via their legal representative.

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/12/06/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation, together with proof of cash funding in this instance, 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.