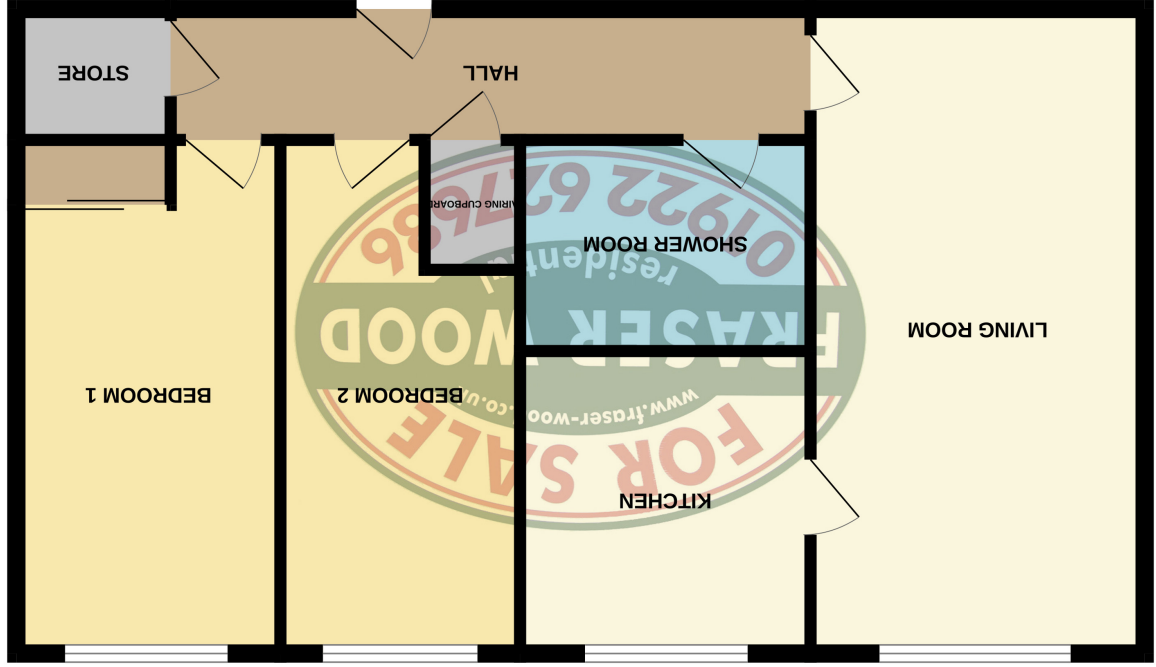




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR

Energy Efficiency Rating	
Potential	Current
85	84
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	



Flat 18, 77 High View, Highgate Road, Walsall, WS1 3JA

OFFERS REGION £75,000





## FLAT 18 HIGHVIEW, 77 HIGHGATE ROAD, WALSALL

Forming part of this established development for the over 55's in this leafy residential area of Walsall, this first floor flat provides secure living accommodation. We understand that there is a Site Manager at the development and the owner/occupier has full usage of the residents communal laundry facilities with washing machine and tumble driers, together with communal lounge and conservatory.

The flat is located within close proximity of Walsall town centre and is well served by regular public transport services to neighbouring areas.

The approach to the flat is via an electric lift or staircase to the FIRST FLOOR, with a security entry phone system from the exterior and the accommodation, which has the benefit of double glazed windows and a combination of electric storage heaters and wall heaters, briefly comprises the following:- (all measurements approximate)

### RECEPTION HALL

having entrance door, ceiling light point, electric heater, intercom system, airing cupboard and built-in storage cupboard.

### LOUNGE

17' 7" x 10' 4" (5.36m x 3.15m) with UPVC double glazed window, two ceiling light points, electric wall mounted heater, feature fireplace and door leading to kitchen.

### KITCHEN

10' 3" x 7' 0" (3.12m x 2.13m) having inset sink with mixer tap and drainer board, a range of fitted wall and base cupboards and drawers, laminate work surfaces, ceramic tiled splash backs, built-in extractor fan, double glazed window, ceiling light point and additional space for appliances.



### BEDROOM NO 1

8' 4" x 14' 4" (2.54m x 4.37m) with UPVC double glazed window, ceiling light point and built-in mirror fronted wardrobe.

### BEDROOM NO 2

6' 5" x 11' 2" (1.96m x 3.40m) having UPVC double glazed window and ceiling light point.

### SHOWER ROOM

having white suite comprising shower cubicle, cabinet wash hand basin, w.c., ceramic tiled splash backs, tiled floor and wall mounted electric heater.



### OUTSIDE

### WELL MAINTAINED COMMUNAL GARDENS

### COMMUNAL PARKING FACILITIES

### AGENTS' NOTE

There are communal LAUNDERETTE facilities, together with LOUNGE, KITCHENETTE and CONSERVATORY for use by the residents.

### 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.

NOTE: We understand that the flat includes an alarm system: Apello (Careline) 24 hour 365 emergency call facility.



### TENURE

We understand that the property is LEASEHOLD for a term of 120 years from 1 January 1992 at a ground rent of £92 per quarter, although we have not seen any documentary evidence to verify this and prospective purchasers are advised to clarify the position via their Solicitors.

### COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band C with Walsall Council.

### SERVICE CHARGE

We have been informed that the current service charge payable is in the sum of £3,700 per annum, subject to annual review, although we have not seen any documentary evidence to verify this and prospective purchasers are advised to clarify the position via their Solicitors.

### AGE RESTRICTION

We understand that there is an age restriction for the property in that any occupier has to be aged 55 years or above.

### FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

### VIEWING

By application to the Selling Agents on 01922 627686.

CT/DBH/13/02/23

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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.

### IMPORTANT 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.