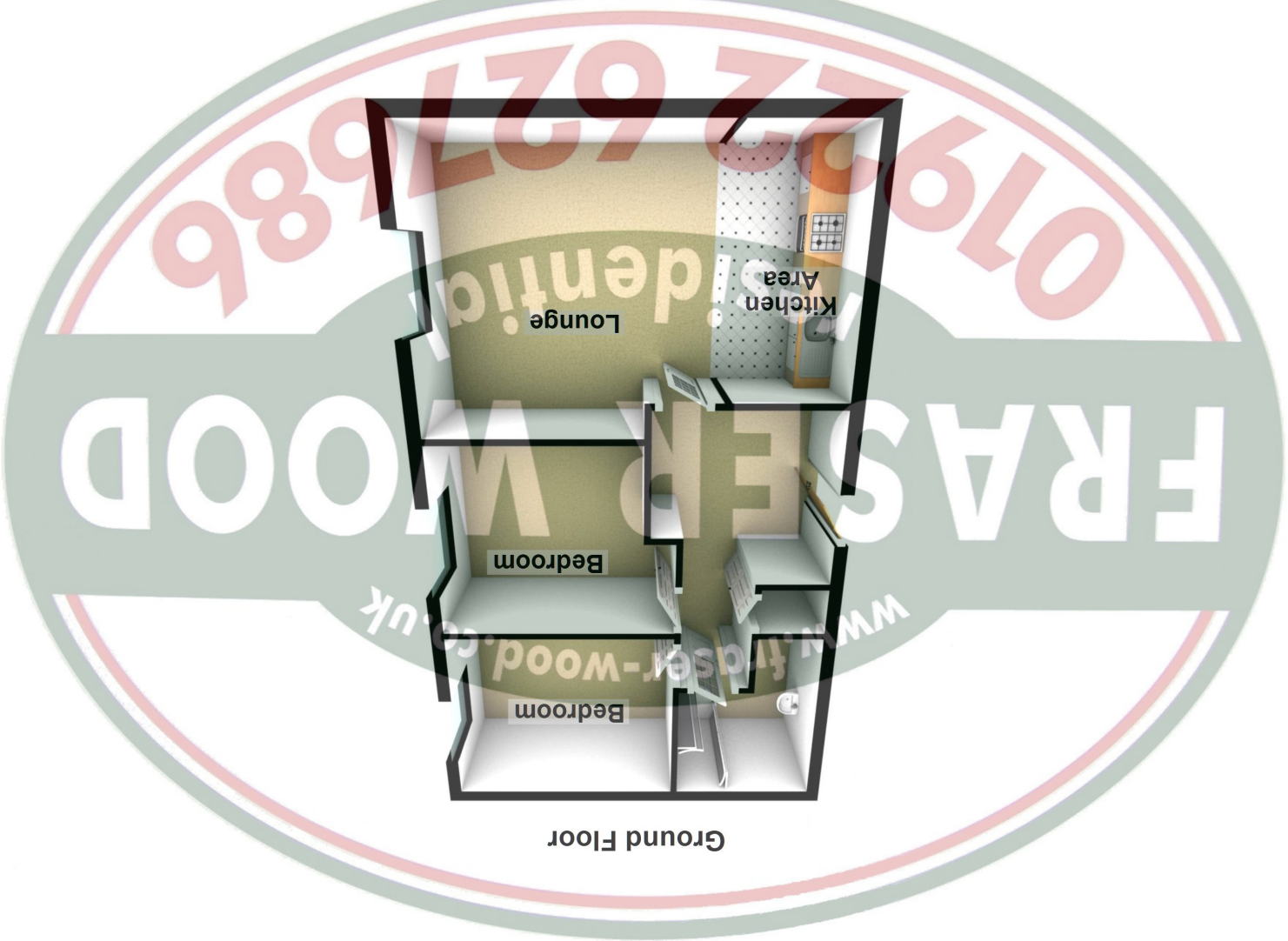




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

16 School Lofts, Cecil Street, Walsall



| Energy Efficiency Rating | | |
|---|---------|--|
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |
| Very energy efficient - lower running costs | | |
| A | (92+) | |
| B | (81-91) | |
| C | (69-80) | |
| D | (55-68) | |
| E | (39-54) | |
| F | (21-38) | |
| G | (1-20) | |
| Not energy efficient - higher running costs | | |
| Current | | |
| Potential | | |
| 72 | | |
| 75 | | |



Flat 16 School Lofts, Cecil Street, Walsall, WS4 2BF

OFFERS REGION £125,000



16 SCHOOL LOFTS, CECIL STREET, WALSALL

This well presented, two bedroomed, first floor flat, situated in a private gated converted school development with allocated parking, offers an ideal opportunity for the investment buyer or first time purchaser.

The flat is conveniently situated for all amenities, including Walsall town centre, local transport services and schools, and an internal viewing is highly recommended.

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

ENTRANCE

having entrance door, wall light point, tiled floor and stairs off to FIRST FLOOR.

LANDING

having pin spot lighting, electric heater, built-in store cupboard and Velux roof window.

OPEN PLAN LOUNGE AND KITCHEN

5.57m x 3.90m (18' 3" x 12' 10") comprising:

LOUNGE AREA having Velux window to front, pin spot lighting, electric radiator and wooden flooring.

KITCHEN having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, integrated appliances including fridge/freezer, automatic washing machine and dishwasher, pin spot lighting, breakfast bar, wooden flooring and Velux window to rear.

BEDROOM NO 1

3.48m x 3.28m (11' 5" x 10' 9") having Velux window to front, pin spot lighting, electric radiator and two wall light points.

BEDROOM NO 2

3.48m x 2.51m (11' 5" x 8' 3") having Velux window to front, pin spot lighting and electric heater.

SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, tiled floor, pin spot lighting, heated towel rail, extractor fan and Velux window to rear.

OUTSIDE

SECURE ALLOCATED PARKING

with remote controlled sliding entrance gate.

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 appliance.

SERVICES

We understand that the property is LEASEHOLD for a term of 125 years from 1 April 2005 currently at a ground rent of £250 per annum, doubling every 25 years and due to increase to £500 per annum on 1 April 2030, 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 understand there is a SERVICE CHARGE payable, currently in the sum of £1560 per annum, in respect of buildings insurance, cleaning, lighting and maintenance of communal areas et cetera, although we have not seen any documentary evidence to verify this and prospective purchaser 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 B with Walsall Council.

FIXTURES & FITTINGS

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

AGENTS' NOTE

We understand that there is an option to purchase the property furnished.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/06/05/25

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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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