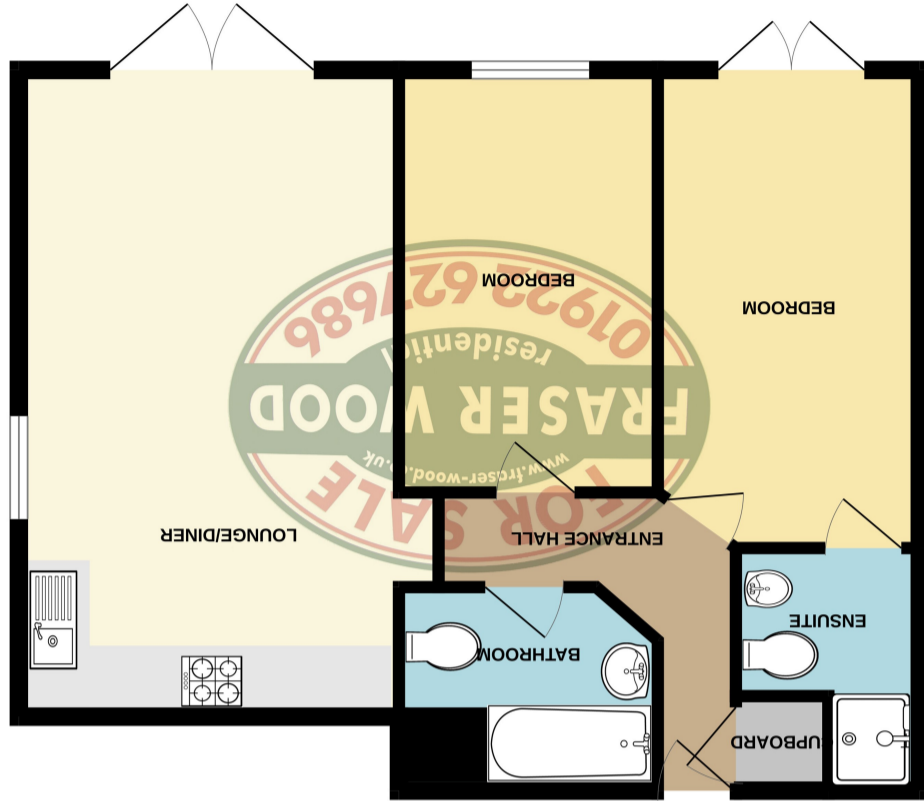




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Make with Mapeck 02024

England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	75
Potential	76



15 Mellish Park, 84 Mellish Road, Walsall, West Midlands, WS4 2EB

OFFERS REGION £175,000



15 MELLISH PARK, 84 MELLISH ROAD, WALSALL

Situated on a private gated development, this luxury first floor apartment offers spacious, well appointed living accommodation for the discerning purchaser, perfectly situated for local amenities including Walsall and Aldridge shopping centres, as well as Motorway links and school catchments.

Internal viewing is essential to appreciate the quality of the accommodation on offer and the property is offered to the market with no upward chain involved.

The property is approached via a secure electrically operated gated entrance with intercom entry system which leads to a well designed parking area with allocated parking. The apartment is accessed through a communal key operated entrance door to hallway having a secure post box and stairs leading to the accommodation, which briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having entrance door, pin spot lighting, intercom system and airing cupboard.

OPEN PLAN LOUNGE/KITCHEN

6.34m x 4.54m maximum (20' 10" x 14' 11") comprising:

LOUNGE AREA with UPVC double glazed French doors to Juliet style balcony, two ceiling light points and central heating radiator.

KITCHEN AREA 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 dishwasher, fridge/freezer and washing machine, integrated microwave, pin spot lighting, central heating radiator and UPVC double glazed window to side.



BEDROOM NO 1

4.70m x 2.60m (15' 5" x 8' 6") having UPVC double glazed French door to Juliet style balcony, ceiling light point and central heating radiator.

EN SUITE SHOWER ROOM

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

BEDROOM NO 2

4.00m x 2.58m (13' 1" x 8' 6") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail, tiled floor and extractor fan.

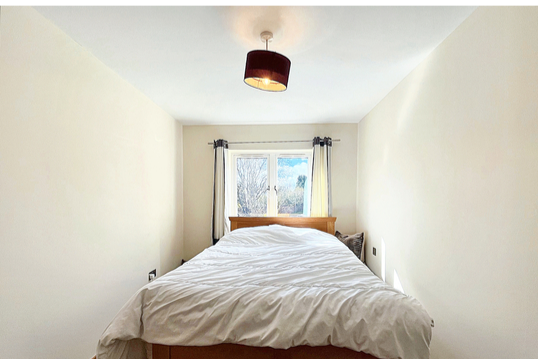
OUTSIDE

COMMUNAL GARDENS

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 125 years until 2132 at a ground rent of £253 per annum rising after 25 years and the current annual service charge payable is approximately £1290, although we have not seen any documentary evidence to verify this and prospective purchasers are advised to clarify the position via their solicitors/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 C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/26/03/24

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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.

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.