



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.

While every effort has been made to ensure the accuracy of the information contained herein, measurements

of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors.

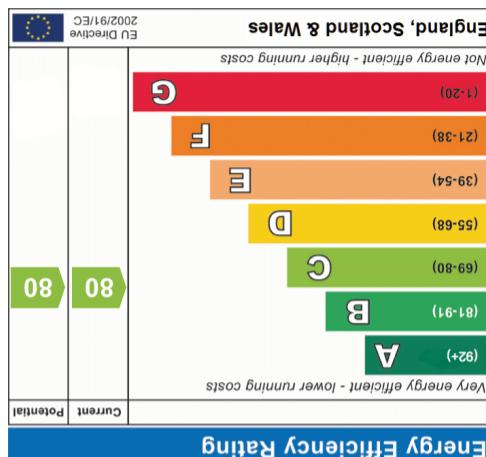
White lines on plans indicate boundaries of property only and do not indicate title boundaries.

Area measurements are given in square metres and feet and inches.

Proprietor's plan sheet. The areas given are approximate and no responsibility is taken for any errors.

as to the area of any room or other item.

Area measurements are given in square metres and feet and inches.



FIRST FLOOR



13 Bamford Close, Lower Farm Estate,  
Bloxwich, WS3 3RZ

OFFERS REGION £99,950

## 13 BAMFORD CLOSE, LOWER FARM ESTATE

This two bedrooomed first floor flat is conveniently situated on the Lower Farm Estate, being well served by local amenities including public transport services to neighbouring areas and shopping facilities.

The property affords an excellent opportunity for the first-time buyer or investment buyer and briefly comprises the following:- (all measurements approximate)

### COMMUNAL ENTRANCE

with staircase to FIRST FLOOR

### RECEPTION HALL

having entrance door, ceiling light point, central heating radiator, built-in store cupboard and airing cupboard housing the central heating boiler.

### LOUNGE

4.37m x 3.35m (14' 4" x 11' 0") having UPVC double glazed windows to side and rear, two ceiling light points, central heating radiator and feature fireplace surround with electric fire.

### KITCHEN

3.33m x 2.32m (10' 11" x 7' 7") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob, appliance space, plumbing for automatic washing machine, ceiling light point, central heating radiator, tiled floor and UPVC double glazed window to front.

### BEDROOM NO 1

4.14m x 2.77m (13' 7" x 9' 1") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

### BEDROOM NO 2

3.48m x 2.63m (11' 5" x 8' 8") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

### SHOWER ROOM

having white suite comprising shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, ceiling light point, central heating radiator and UPVC double glazed window to front.

### OUTSIDE

### COMMUNAL GARDENS and PARKING AREA

### STORE SHED

### 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 the property is LEASEHOLD for a term from 26 January 2004 to 25 March 2005 and thereafter for 125 years at a ground rent of £10.00 per annum, although we have not had sight of the lease for confirmation 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 A with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/06/01/25

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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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